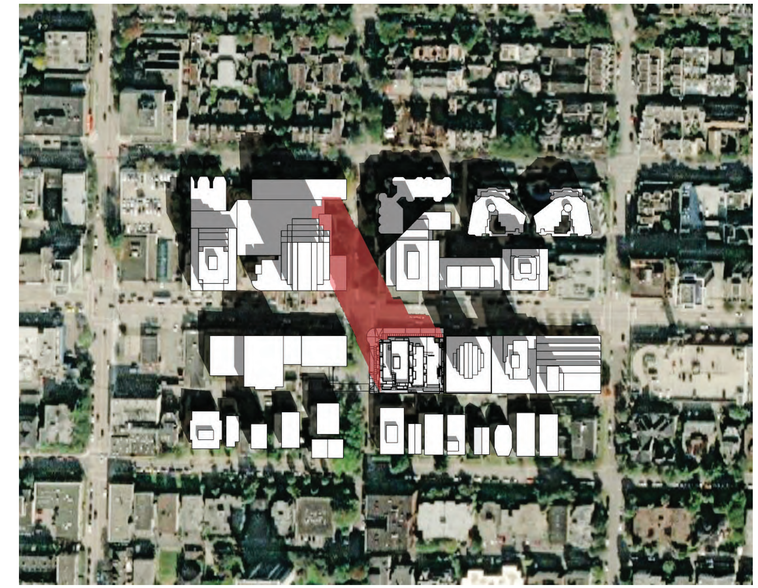
Shadow Study

March 21st

10:00 AM

11:00 AM

12:00 PM



1:00 PM

2:00 PM

The shadow study shows shadow of the proposed 28 storey building compared. The building will cast a shadow on office buildings on the north side of West Broadway for a short period during the day, depending on the time of the year. The proposed building does not cast shadows south of the lane between West Broadway and 10th Avenue.

Existing Building Shadow

2538 Birch Street Building Shadow

IBI

JAMESON DEVELOPMENT CORP

IBI Group
On behalf of: Jameson Broadway & Birch LP
Submitted for DP July 06, 2021

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

Shadow Study

June 21st

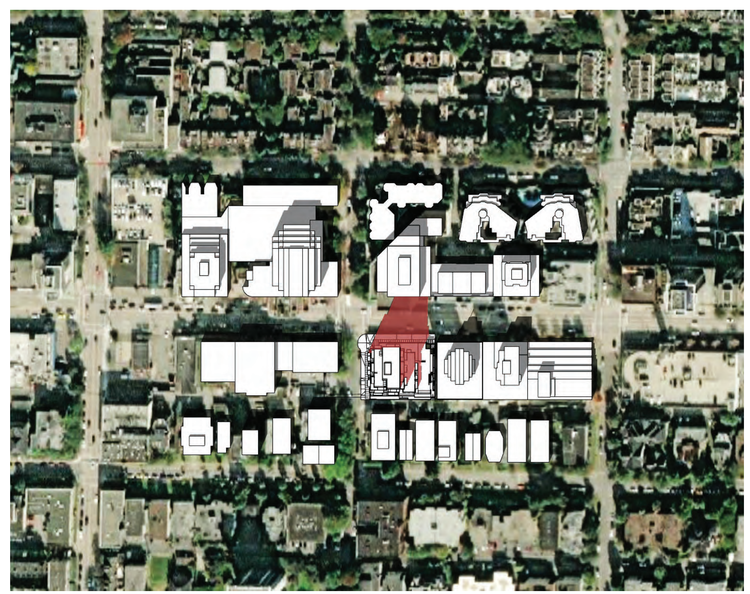
10:00 AM

11:00 AM

12:00 PM

1:00 PM

2:00 PM



Existing Building Shadow

2538 Birch Street Building Shadow

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Submitted for DP July 06, 2021

2538 Birch Street, Vancouver, BC
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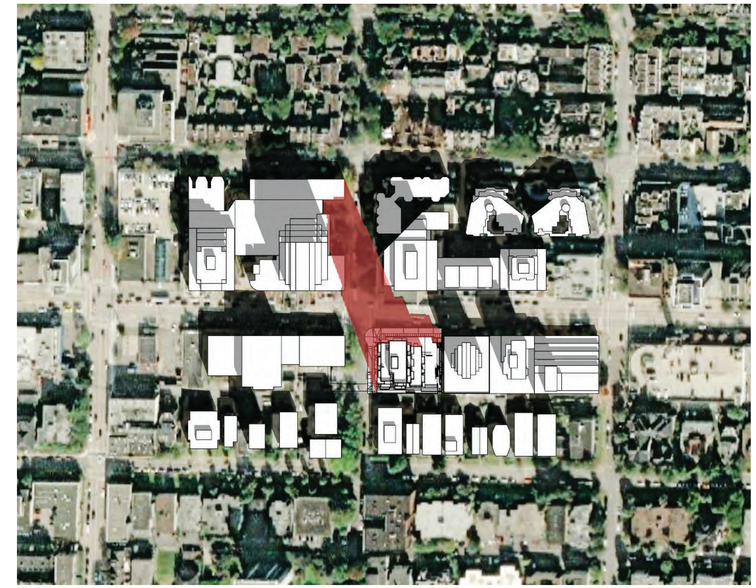
Shadow Study

September

10:00 AM

11:00 AM

12:00 PM



1:00 PM

2:00 PM

Existing Building Shadow

2538 Birch Street Building Shadow

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Submitted for DP July 06, 2021

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

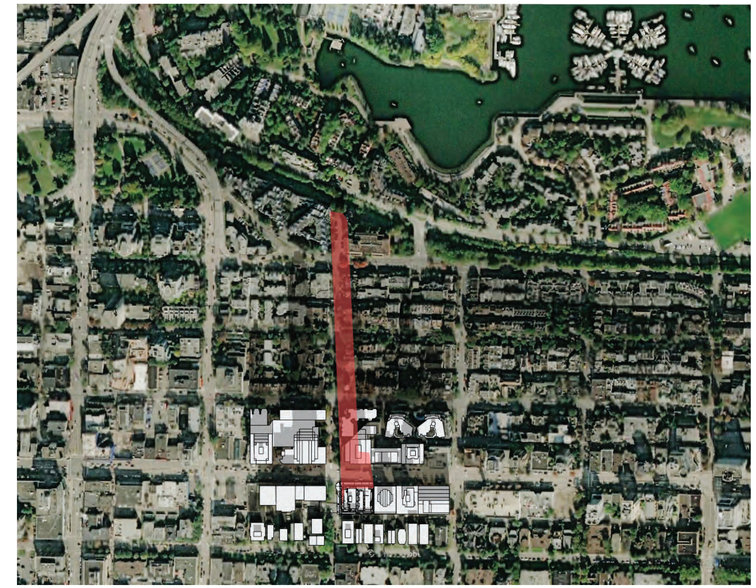
Shadow Study

December 21st

10:00 AM

11:00 AM

12:00 PM



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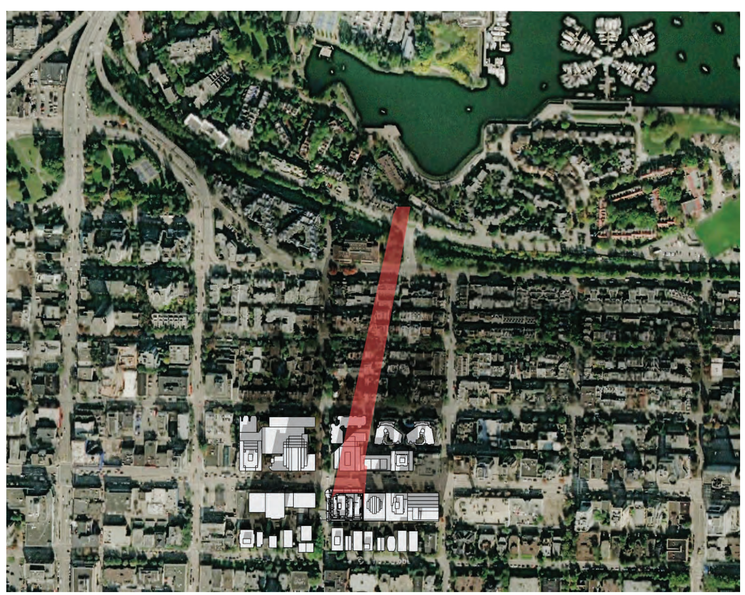

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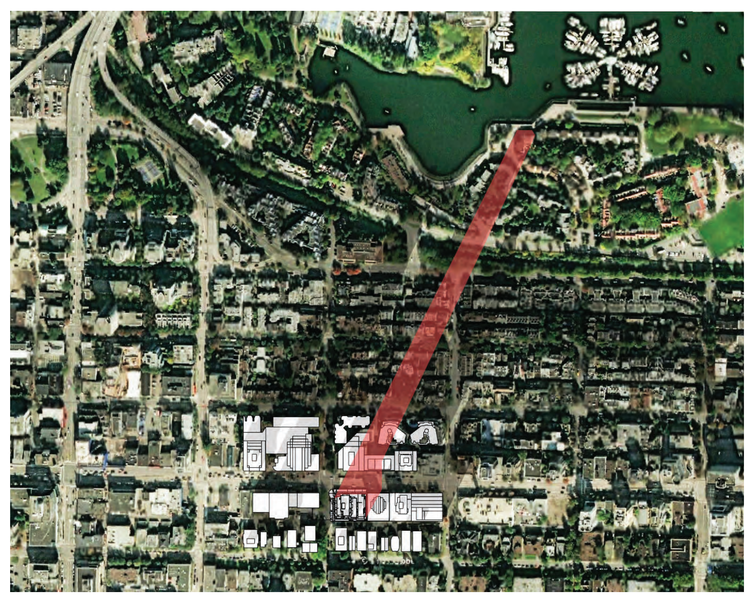

Existing Building Shadow

2538 Birch Street Building Shadow

IBI

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On behalf of: Jameson Broadway & Birch LP
Submitted for DP July 06, 2021

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

Statistics

2538 Birch St.

PROJECT STATS-BUILDING AREA

FLOOR AREA	(SF)	(SM)
Site Area	18,762	1743.05

Level	Retail / Office	Residential	Common Area	Rentable	Market (Net)	Storage (Exclusions)	MIRHPP (Net)	Storage (Exclusions)	Efficiency	Amenity (Exclusions)	Balcony
Top of Parapet											
28										3476	
27		5239	1006	4233	4160	73			80.8%		734
26		5239	1006	4233	4200	33			80.8%		872
25		5521	1014	4507	4474	33			81.6%		740
24		5521	1014	4507	4474	33			81.6%		992
23		5773	1020	4753	4685	68			82.3%		855
22		5773	1020	4753	4685	68			82.3%		1152
21		6385	1035	5350	5272	78			83.8%		930
20		6385	1035	5350	5272	78			83.8%		930
19		6384	1030	5354	5284	70			83.9%		1037
18		6629	1062	5567	5527	40			84.0%		929
17		6628	1062	5566	5526	40			84.0%		935
16		6628	1061	5567	5567				84.0%		1035
15		6897	1061	5836	5797	39			84.6%		1031
14		6897	1061	5836	5797	39			84.6%		1031
13		6897	1061	5836	5797	39			84.6%		1031
12		6897	1048	5849	4951	39	859		84.8%		1031
11		6897	1048	5849	4951	39	859		84.8%		1031
10		6898	1048	5850	3934	39	1877		84.8%		1031
9		6898	1097	5801	3665		2136		84.1%		825
8		9384	1116	8268	3016	36	5183	33	88.1%		1125
7		9384	1116	8268	3740	36	4459	33	88.1%		1125
6		9384	1116	8268	1607	36	6592	33	88.1%		1125
5		9384	1116	8268	1607	36	6592	33	88.1%		1125
4		9375	1428	7947	5354	66	2527		84.8%		
3	**15,899**	1,192									
2	**1,376**	1,092									
1	**9,556**	1,816									
Base Surface											
Total	**26,831**	171,397	25,681	141,616	109,342	1058	31,084	132	82.6%	3476	22652

Total Gross Area	**201,704**	Rentable Net		MIRHPP Net		Balcony Area /
Total Net Area	**197,038**	Excl. MRKT Stor.	140,558	Excl. MI Storage	30,952	Total Res. Area
FSR Achieved	**10.50**					13.2%
Height from Base Surface to Top of Parapet	86.77m (Permitted: 88m)	**MIRHPP AREA %**	22.0%			

IBI

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On behalf of: Jameson Broadway & Birch LP
Submitted for DP July 06, 2021

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

Statistics

2538 Birch St.

PROJECT STATS-UNIT MIX & FLOOR AREA

UNIT MIX										
Total Number of Units					MI	58	MRKT	200		258
Level	Studio		1 Bedroom		2 Bedroom		3 Bedroom		TOTAL	
	MI	MRKT	MI	MRKT	MI	MRKT	MI	MRKT	MI	MRKT
28										
27		1		4		3				8
26		1		3		4				8
25		1		3		4				8
24		1		3		4				8
23		1		3		4				8
22		1		3		4				8
21				6		3				9
20				6		3				9
19				6		4				10
18				9		2				11
17				9		2				11
16		1		9		2				12
15				10		2				12
14				10		2				12
13				10		2				12
12			2	6		2		1	2	9
11			2	6		2		1	2	9
10			4	4		2		1	4	7
9			2	1	2	1		3	4	5
8	2	1	2	2	3	1	2	1	9	5
7	2	1	2	2	3	1	1	2	8	6
6	3		4		3	1	2	1	12	2
5	3		4		3	1	2	1	12	2
4	1	1	3	2	1	5		1	5	9
3										
2										
1										
Total	**11**	**10**	**25**	**117**	**15**	**61**	**7**	**12**	**58**	**200**
% of Total	19.0%	5.0%	43.1%	58.5%	25.9%	30.5%	12.1%	6.0%	22.5%	77.5%

	2 BR	3 BR			
				36.82%	
MI FAMILY %	25.9%	12.1%	**37.9%**	MI	Moderate Income Rental
MRKT FAMILY %	30.5%	6.00%	**36.5%**	MRKT	Market Rental
MIRHPP UNIT %			**22.5%**		

FLOOR AREA	(SF)		
Site Area	18762		
Level	Residential		
28	3476		
27	5239	L21-27 TOTAL	L21-27 AVERAGE
26	5239	39451	5636
25	5521		
24	5521		
23	5773		
22	5773		
21	6385		
20	6385	L17-20 TOTAL	L17-20 AVERAGE
19	6384	26026	6507
18	6629		
17	6628		
16	6628	L9-16 TOTAL	L9-16 AVERAGE
15	6897	54909	6864
14	6897		
13	6897		
12	6897		
11	6897		
10	6898		
9	6898		
8	9384		
7	9384		
6	9384	L4-6 TOTAL	L4-6 AVERAGE
5	9384	28143	9381
4	9375		
3		L9-28 TOTAL	L9-28 AVERAGE
2		123862	6193
1		L4-28 TOTAL	L4-28 AVERAGE
		170773	6831

SET BACKS AND BALCONY AREA

Street Setbacks	Permitted	Proposed
Front	-	-
Rear	-	-
Side (Birch St.)	0.8m	1.8m
Side (East)	-	-

Tower Setbacks	Permitted	Proposed
Front	-	-
Rear	4.57m	4.57m
Side (Birch St.)	2.13m	2.13m
Side (East)	13.09m	13.09m

Balcony Area		
Level	Open Balcony Area (SF)	Open Balcony Area (SM)
27	734	68.2
26	872	81.0
25	740	68.7
24	992	92.2
23	855	79.4
22	1152	107.0
21	930	86.4
20	930	86.4
19	1037	96.3
18	929	86.3
17	935	86.9
16	1035	96.2
15	1031	95.8
14	1031	95.8
13	1031	95.8
12	1031	95.8
11	1031	95.8
10	1031	95.8
9	825	76.6
8	1125	104.5
7	1125	104.5
6	1125	104.5
5	1125	104.5
Total	22652	2104.4
% of Res. Area	**13.2%**	

IBI

JAMESON DEVELOPMENT CORP

IBI Group
On behalf of: Jameson Broadway & Birch LP
Submitted for DP July 06, 2021

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

Statistics

2538 Birch St.

PROJECT STATS-UNIT AREA FROM L4 TO L10

Level	Unit Type	Unit Name	Unit Description	Rentable Area (SF)
LEVEL 04				
	MRKT	401	2 BEDROOM	818
	MRKT	402	STUDIO	431
	MRKT	403	1 BEDROOM	415
	MRKT	404	1 BEDROOM	390
	MRKT	405	2 BEDROOM	734
	MRKT	406	3 BEDROOM	789
	MI	407-MI	STUDIO	391
	MI	408-MI	1 BEDROOM	517
	MI	409-MI	1 BEDROOM	507
	MI	410-MI	1 BEDROOM	485
	MI	411-MI	2 BEDROOM	627
	MRKT	412	2 BEDROOM	589
	MRKT	413	2 BEDROOM	622
	MRKT	414	2 BEDROOM	631
				7946
LEVEL 05-06				
	MI	501-MI	3 BEDROOM	924
	MI	502-MI	STUDIO	425
	MRKT	503	3 BEDROOM	923
	MI	504-MI	STUDIO	404
	MI	505-MI	1 BEDROOM	451
	MI	506-MI	3 BEDROOM	724
	MI	507-MI	STUDIO	388
	MI	508-MI	1 BEDROOM	513
	MI	509-MI	1 BEDROOM	502
	MI	510-MI	1 BEDROOM	482
	MI	511-MI	2 BEDROOM	615
	MI	512-MI	2 BEDROOM	580
	MI	513-MI	2 BEDROOM	619
	MRKT	514	2 BEDROOM	720
				8270
LEVEL 07				
	MI	701-MI	3 BEDROOM	924
	MRKT	702	STUDIO	425
	MRKT	703	3 BEDROOM	923
	MI	704-MI	STUDIO	404
	MI	705-MI	1 BEDROOM	450
	MRKT	706	3 BEDROOM	724
	MI	707-MI	STUDIO	388
	MI	708-MI	1 BEDROOM	513
	MRKT	709	1 BEDROOM	502
	MRKT	710	1 BEDROOM	482
	MI	711-MI	2 BEDROOM	615
	MI	712-MI	2 BEDROOM	579
	MI	713-MI	2 BEDROOM	619
	MRKT	714	2 BEDROOM	720
				8268
LEVEL 08				
	MI	801-MI	3 BEDROOM	924
	MRKT	802	STUDIO	425
	MRKT	803	3 BEDROOM	923
	MI	804-MI	STUDIO	404
	MI	805-MI	1 BEDROOM	450
	MI	806-MI	3 BEDROOM	724
	MI	807-MI	STUDIO	388
	MI	808-MI	1 BEDROOM	513
	MRKT	809	1 BEDROOM	502
	MRKT	810	1 BEDROOM	482
	MI	811-MI	2 BEDROOM	615
	MI	812-MI	2 BEDROOM	579
	MI	813-MI	2 BEDROOM	619
	MRKT	814	2 BEDROOM	720
				8268
LEVEL 09				
	MRKT	901	3 BEDROOM	827
	MRKT	902	3 BEDROOM	886
	MRKT	903	3 BEDROOM	839
	MRKT	904	1 BEDROOM	516
	MI	905-MI	1 BEDROOM	502
	MI	906-MI	1 BEDROOM	482
	MI	907-MI	2 BEDROOM	617
	MI	908-MI	2 BEDROOM	535
	MRKT	909	2 BEDROOM	596
				5800
LEVEL 10				
	MRKT	1001	3 BEDROOM	805
	MRKT	1002	1 BEDROOM	426
	MI	1003-MI	1 BEDROOM	417
	MI	1004-MI	1 BEDROOM	442
	MRKT	1005	1 BEDROOM	485
	MI	1006-MI	1 BEDROOM	515
	MI	1007-MI	1 BEDROOM	502
	MRKT	1008	1 BEDROOM	483
	MRKT	1009	2 BEDROOM	736
	MRKT	1010	1 BEDROOM	415
	MRKT	1011	2 BEDROOM	623
				5849

Statistics

2538 Birch St.

PROJECT STATS-UNIT AREA FROM L11 TO L19

Level	Unit Type	Unit Name	Unit Description	Rentable Area (SF)
LEVEL 11-12				
	MRKT	1101	3 BEDROOM	805
	MRKT	1102	1 BEDROOM	426
	MI	1103-MI	1 BEDROOM	417
	MI	1104-MI	1 BEDROOM	442
	MRKT	1105	1 BEDROOM	485
	MRKT	1106	1 BEDROOM	515
	MRKT	1107	1 BEDROOM	502
	MRKT	1108	1 BEDROOM	483
	MRKT	1109	2 BEDROOM	736
	MRKT	1110	1 BEDROOM	415
	MRKT	1111	2 BEDROOM	623
				5849
LEVEL 13-15				
	MRKT	1301	1 BEDROOM	415
	MRKT	1302	1 BEDROOM	426
	MRKT	1303	1 BEDROOM	417
	MRKT	1304	1 BEDROOM	442
	MRKT	1305	1 BEDROOM	485
	MRKT	1306	1 BEDROOM	516
	MRKT	1307	1 BEDROOM	502
	MRKT	1308	1 BEDROOM	483
	MRKT	1309	2 BEDROOM	736
	MRKT	1310	1 BEDROOM	416
	MRKT	1311	2 BEDROOM	598
	MRKT	1312	1 BEDROOM	402
				5838
LEVEL 16				
	MRKT	1601	1 BEDROOM	414
	MRKT	1602	1 BEDROOM	427
	MRKT	1603	1 BEDROOM	417
	MRKT	1604	1 BEDROOM	443
	MRKT	1605	1 BEDROOM	485
	MRKT	1606	1 BEDROOM	515
	MRKT	1607	1 BEDROOM	466
	MRKT	1608	STUDIO	399
	MRKT	1609	2 BEDROOM	585
	MRKT	1610	1 BEDROOM	416
	MRKT	1611	2 BEDROOM	598
	MRKT	1612	1 BEDROOM	402
				5567

Level	Unit Type	Unit Name	Unit Description	Rentable Area (SF)
LEVEL 17				
	MRKT	1701	1 BEDROOM	416
	MRKT	1702	1 BEDROOM	427
	MRKT	1703	1 BEDROOM	417
	MRKT	1704	1 BEDROOM	443
	MRKT	1705	1 BEDROOM	485
	MRKT	1706	1 BEDROOM	516
	MRKT	1707	1 BEDROOM	580
	MRKT	1708	2 BEDROOM	740
	MRKT	1709	2 BEDROOM	582
	MRKT	1710	1 BEDROOM	559
	MRKT	1711	1 BEDROOM	402
				5567
LEVEL 18				
	MRKT	1801	1 BEDROOM	416
	MRKT	1802	1 BEDROOM	427
	MRKT	1803	1 BEDROOM	417
	MRKT	1804	1 BEDROOM	443
	MRKT	1805	1 BEDROOM	485
	MRKT	1806	1 BEDROOM	516
	MRKT	1807	1 BEDROOM	582
	MRKT	1808	2 BEDROOM	737
	MRKT	1809	2 BEDROOM	583
	MRKT	1810	1 BEDROOM	559
	MRKT	1811	1 BEDROOM	402
				5567
LEVEL 19				
	MRKT	1901	1 BEDROOM	416
	MRKT	1902	1 BEDROOM	427
	MRKT	1903	1 BEDROOM	415
	MRKT	1904	1 BEDROOM	486
	MRKT	1905	2 BEDROOM	694
	MRKT	1906	2 BEDROOM	763
	MRKT	1907	2 BEDROOM	609
	MRKT	1908	2 BEDROOM	583
	MRKT	1909	1 BEDROOM	559
	MRKT	1910	1 BEDROOM	401
				5353

Statistics

2538 Birch St.

PROJECT STATS-UNIT AREA FROM L20 TO L27

Level	Unit Type	Unit Name	Unit Description	Rentable Area (SF)
LEVEL 20				
	MRKT	2001	1 BEDROOM	540
	MRKT	2002	1 BEDROOM	580
	MRKT	2003	1 BEDROOM	402
	MRKT	2004	1 BEDROOM	568
	MRKT	2005	1 BEDROOM	548
	MRKT	2006	2 BEDROOM	823
	MRKT	2007	2 BEDROOM	738
	MRKT	2008	1 BEDROOM	414
	MRKT	2009	2 BEDROOM	737
				5350
LEVEL 21				
	MRKT	2101	1 BEDROOM	540
	MRKT	2102	1 BEDROOM	580
	MRKT	2103	1 BEDROOM	402
	MRKT	2104	1 BEDROOM	568
	MRKT	2105	1 BEDROOM	548
	MRKT	2106	2 BEDROOM	823
	MRKT	2107	2 BEDROOM	738
	MRKT	2108	1 BEDROOM	414
	MRKT	2109	2 BEDROOM	737
				5350
LEVEL 22-23				
	MRKT	2201	2 BEDROOM	716
	MRKT	2202	2 BEDROOM	812
	MRKT	2203	STUDIO	436
	MRKT	2204	1 BEDROOM	426
	MRKT	2205	2 BEDROOM	668
	MRKT	2206	2 BEDROOM	751
	MRKT	2207	1 BEDROOM	425
	MRKT	2208	1 BEDROOM	518
				4752
LEVEL 24				
	MRKT	2401	2 BEDROOM	766
	MRKT	2402	2 BEDROOM	546
	MRKT	2403	STUDIO	398
	MRKT	2404	1 BEDROOM	414
	MRKT	2405	2 BEDROOM	670
	MRKT	2406	2 BEDROOM	751
	MRKT	2407	1 BEDROOM	428
	MRKT	2408	1 BEDROOM	534
				4507

Level	Unit Type	Unit Name	Unit Description	Rentable Area (SF)
LEVEL 25				
	MRKT	2501	2 BEDROOM	798
	MRKT	2502	1 BEDROOM	428
	MRKT	2503	STUDIO	398
	MRKT	2504	1 BEDROOM	413
	MRKT	2505	2 BEDROOM	670
	MRKT	2506	2 BEDROOM	751
	MRKT	2507	1 BEDROOM	424
	MRKT	2508	2 BEDROOM	624
				4506
LEVEL 26				
	MRKT	2601	2 BEDROOM	568
	MRKT	2602	1 BEDROOM	400
	MRKT	2603	STUDIO	398
	MRKT	2604	1 BEDROOM	413
	MRKT	2605	2 BEDROOM	670
	MRKT	2606	2 BEDROOM	751
	MRKT	2607	1 BEDROOM	426
	MRKT	2608	2 BEDROOM	607
				4233
LEVEL 27				
	MRKT	2701	1 BEDROOM	543
	MRKT	2702	1 BEDROOM	409
	MRKT	2703	STUDIO	398
	MRKT	2704	1 BEDROOM	413
	MRKT	2705	2 BEDROOM	670
	MRKT	2706	2 BEDROOM	753
	MRKT	2707	1 BEDROOM	423
	MRKT	2708	2 BEDROOM	624
				4233

Statistics

2538 Birch St.

PARKING

PARKING AND BICYCLE SPACES: CITY REQUIREMENTS					
Use	**Bylaw**	**Definition**	**Required**		**Achieved**
Secured Market Rental Residential					
Parking Stalls	Vancouver Parking Bylaw Section 4.5.B1	Minimum of 1 stall per 1346 SF	(SF) Total Residential Area = Above column / 1,346 SF =	140,313 **105**	**113**
Visitor Stalls	Vancouver Parking Bylaw Section 4.1.16	0.05 per unit	# dwelling units x 0.05% =	**10**	**10**
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 for first 7 units + .034/unit	# dwelling units = 1 for first 7 units = (# of MRKT units) - 7 = Remainder x 0.034 = 1 + above =	200 1 193 7 **8**	**8**
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.5/Unit under 700 sq.ft. 2.5/Unit over 700 and under 1130 sq.ft. 3/Unit over 1130 sq.ft.	# units under 700 SF x 1.5 = # units >700SF, <1130SF x 2.5 = sum of two above =	233 113 **345**	**345**
Class A Passenger Loading	Vancouver Parking Bylaw Section 7.2.1	1 space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units	200 dwelling units 1 for first 125 dwelling units = 200 - 125 = 75 units	**1**	**1**
Class B Loading	Vancouver Parking Bylaw Section 5.2.1	At least one space for 100 to 299 dwelling units.	200 dwelling units =	**1**	**1**
Storage: We will provided at least (1) 201 cubic foot storage space for each dwelling unit. (200 units)					**200**
Moderate Income Rental Residential					
Parking Stalls	Moderate Income Rental Housing Parking Requirement Reduction	Minimum of 1 stall per 1346 SF Less 30% for proximity to major bus routes	Total Residential Area = Above/ 1,346 SF = Above - 30% =	31,084 23 17	**17**
Visitor Stalls	Moderate Income Rental Housing Parking Requirement Reduction	0.05 per unit	# dwelling units x 0.05% =	3	**3**
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 for first 7 units + 0.034/unit	# dwelling units = 1 for first 7 units = (# of MI units) - 7 = Remainder x 0.034 = 1 + above =	58 1 51 2 **3**	**3**
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.5/Unit under 700 sq.ft. 2.5/Unit over 700 and under 1130 sq.ft.	# units under 700 SF x 1.5 = # units >700SF, <1130SF x 2.5 = sum of two above =	77 18 **94**	**94**
Class A Passenger Loading	Vancouver Parking Bylaw Section 7.2.1	1 space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units	58 dwelling units =	**1**	**1**
Storage: We will provided at least (1) 201 cubic foot storage space for each dwelling unit. (58 units)					**58**

Retail					
Parking Stalls	Vancouver Parking Bylaw Section 4.1.7	1 stall per 1561 SF for first 3122 SF 1 stall per 753 SF for remaining area	Total Retail Area = Total Retail Area - 3,122 SF = 3,122 SF / 1,561 SF = Above Area / 753 SF = 2 + above	10,932 7,810 2 10 **12**	**12**
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 stall for first 5382 SF Plus 0.4 stalls per 10,764 SF	Total Retail Area = 5382 SF = Total Retail Area - 5382 SF = Above / 10,764 SF = Above x 0.4 = Above + 1 =	10,932 1 5,550 1 0 **1**	**1**
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.5.1	1 space per 3660 SF	Total Retail Area = Above / 3660 SF =	10,932 **3**	**3**
Class B Loading	Vancouver Parking Bylaw Section 5.2.5	1 space for first 5005 SF Plus 1 space for any portion of the next 20,021 SF	Total Retail Area = 5005 SF = Total Retail Area - 5005 SF = 7636 = Above + 1 =	10,932 1 5,927 1 2	**2**
Office					
Parking Stalls	Vancouver Parking Bylaw Section 4.1.7	1 stall per 1561 SF for first 3122 SF 1 stall per 753 SF for remaining area	Total Office Area = Total Retail Area - 3,122 SF = 3,122 SF / 1,561 SF = Above Area / 753 SF = 2 + above	15,899 12,777 2 17 **19**	**19**
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 stall for first 5382 SF Plus 0.4 stalls per 10,764 SF	Total Office Area = 5382 SF = Total Retail Area - 5382 SF = Above / 10,764 SF = Above x 0.4 = Above + 1 =	15,899 1 10,517 1 0 **1**	**1**
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.4.1	1 space per 1830 SF	Total Office Area = Above / 1830 SF =	15,899 **9**	**9**
Class A Loading	Vancouver Parking Bylaw Section 5.2.7	1 space for 10,764 SF to 80,723 SF	Total Office Area = 16,033 SF =	15,899 **1**	**1**
Class B Loading	Vancouver Parking Bylaw Section 5.2.7	1 space for first 5,382 SF to 53,820 SF	Total Office Area = 16,033 SF =	15,899 **1**	**1**

Statistics

2538 Birch St.

PARKING

PARKING STALLS ACHIEVED				
Level	Small	Regular	HC	TOTAL
P1				**0**
P2	10	22	6	**38**
P3	14	31	2	**47**
P4	11	33	5	**49**
P5	14	26	0	**40**
Total	**49**	**112**	**13**	**174**
Total Required				**166**

BIKE STORAGE ACHIEVED			
Level	Horizontal	Stacked	Vertical
L1			
P1	181	84	102
P2			
Sub Total	**181**	**84**	**102**
Total = 181(H) + 84(S)X2 + 102(V) =			**451**
Total Required			**451**

* one stacked bike locker equals to 2 bike lockers

CLASS B BIKE RACKS			
Level	Residential	Retail	Office
Provided	14	6	6
Required	14	6	6

* Office and Retail Class B Bike will be provided as shared space

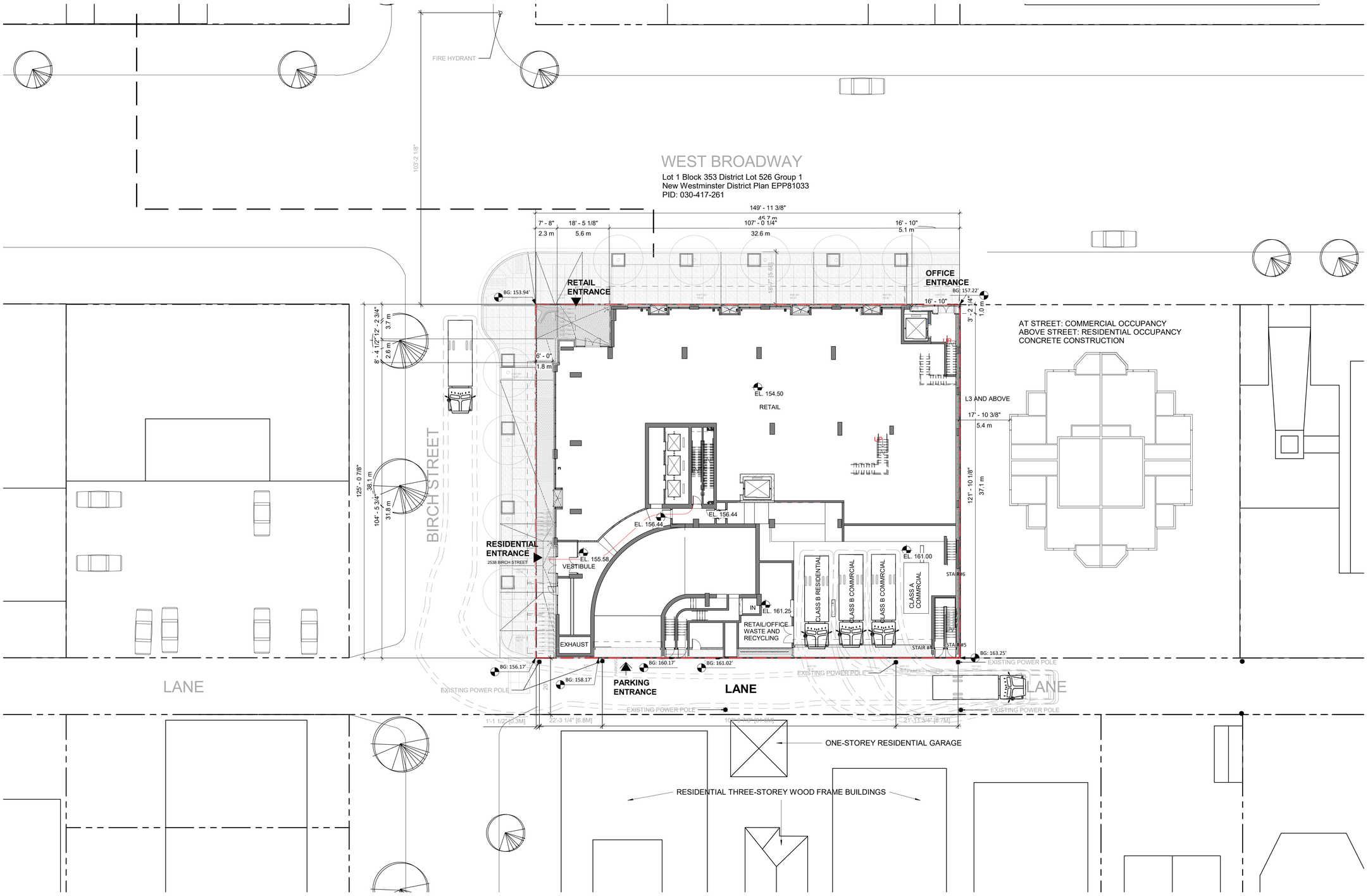
LOADING				
Level	Class A Passenger	Class A	Class B	Class C
Required	4	1	4	-
Proposed	4	1	3	-

*Two Class B loading spaces will be provided as shared loadingspaces for retail and office use.

STORAGE

STORAGE		
Level		
27		2
26		1
25		1
24		1
23		2
22		2
21		2
20		2
19		2
18		1
17		1
16		
15		1
14		1
13		1
12		1
11		1
10		1
9		
8		2
7		2
6		2
5		2
4		5
P1		0
P2		38
P3		35
P4		42
P5		107
Total		**258**
Total Required		**258**

Site Plan



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IBI Group
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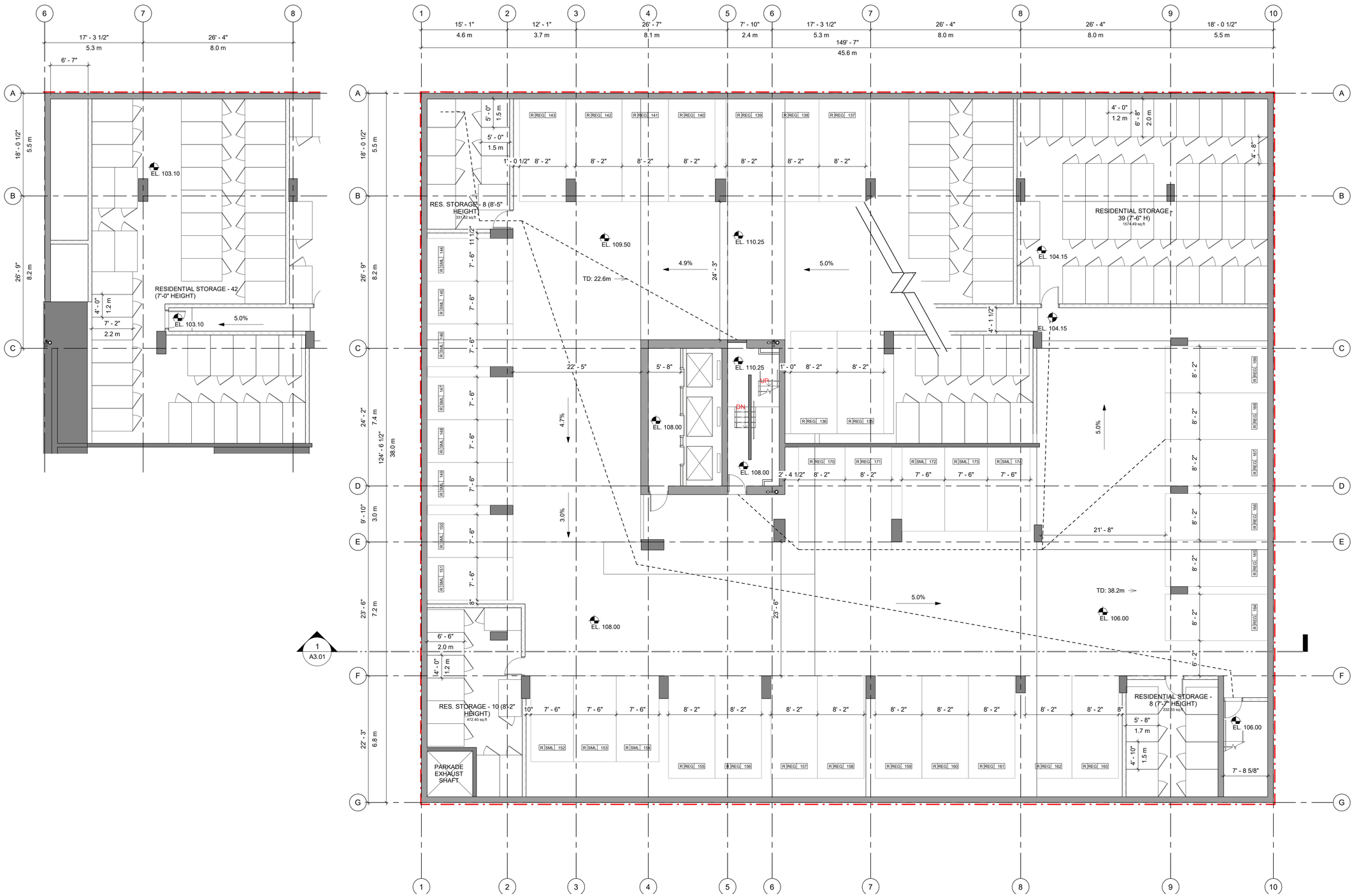
Submitted for DP July 06, 2021

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

Plans

LEVEL P5



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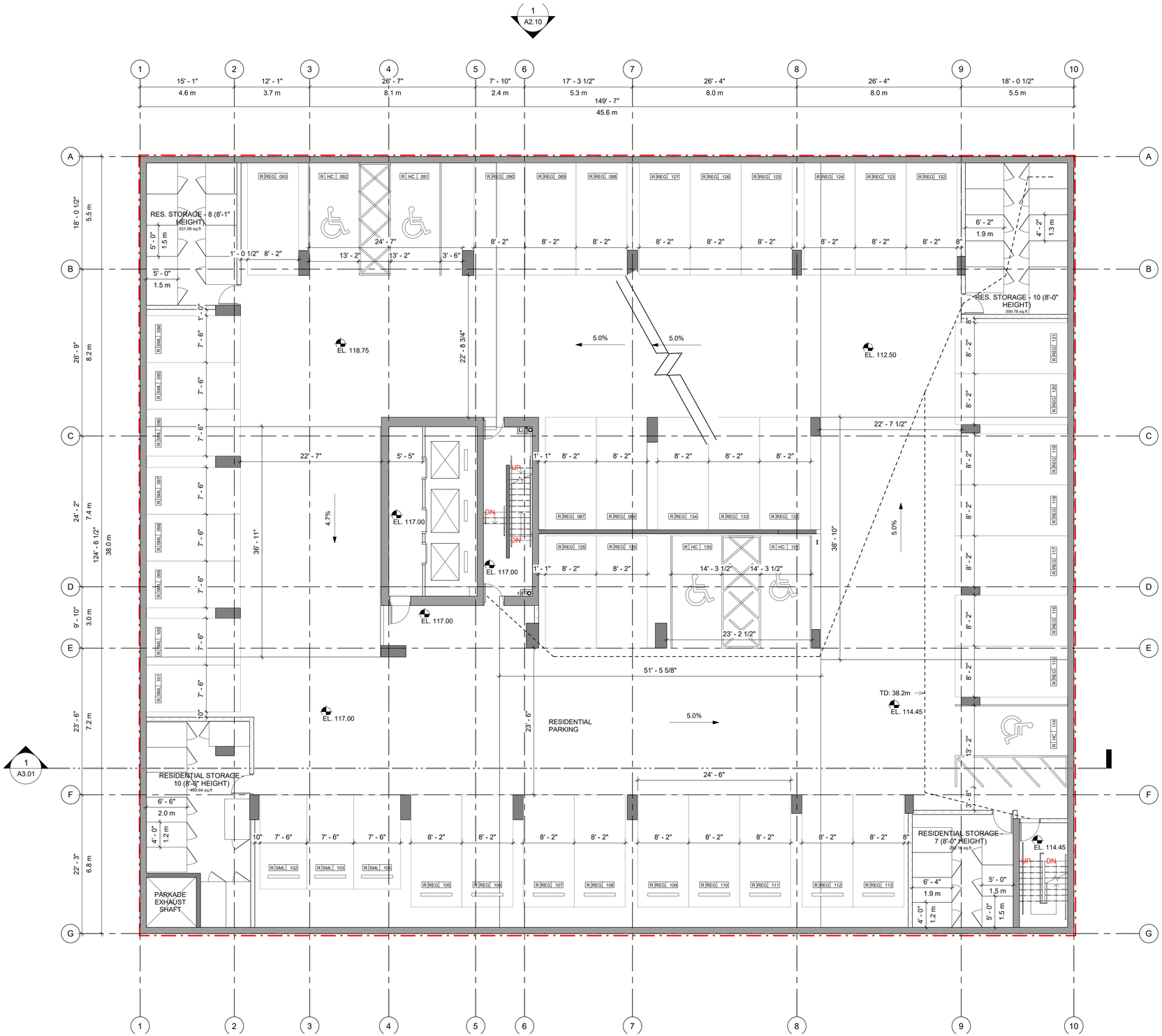
Plans

LEVEL P4



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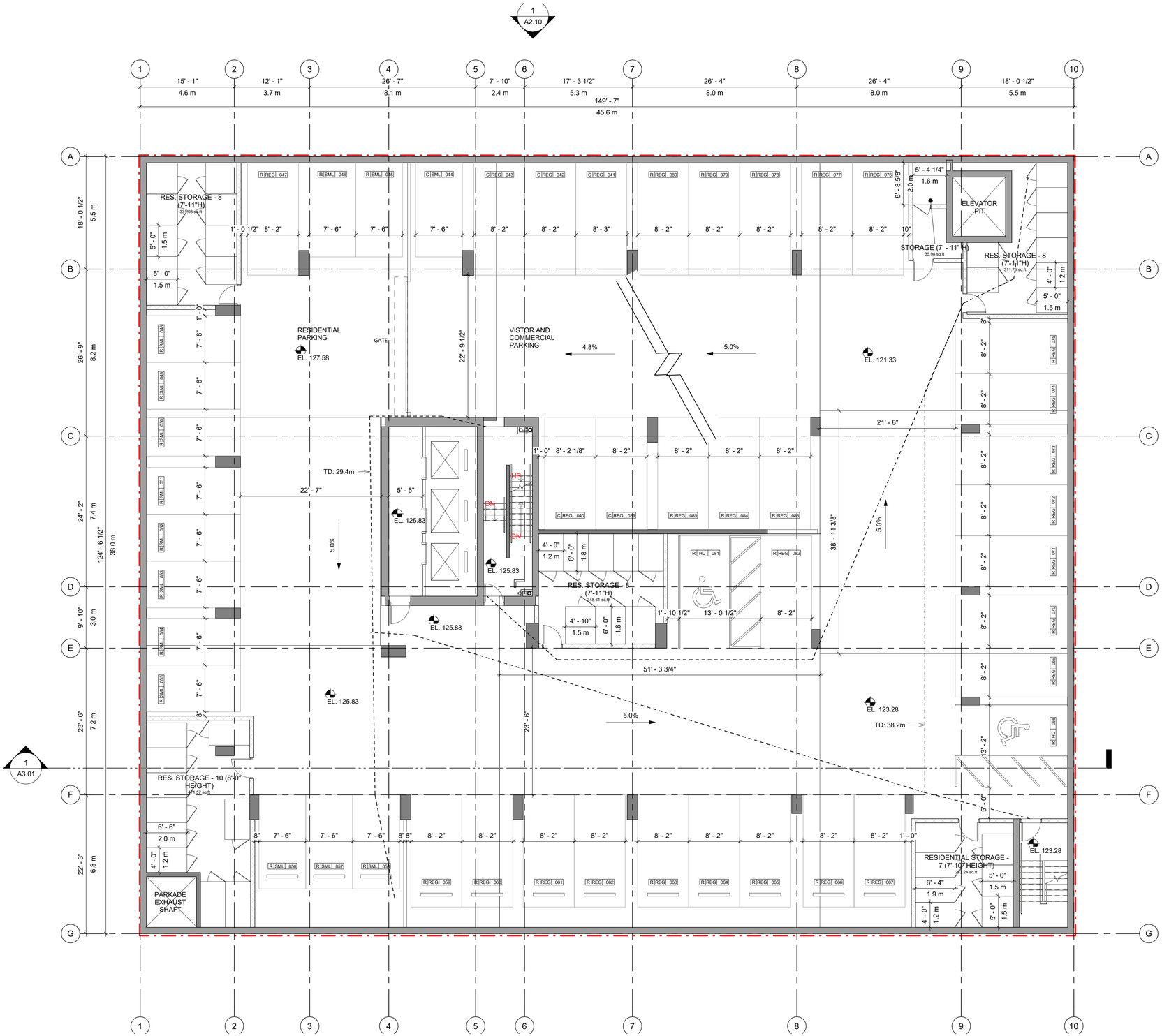
Plans

LEVEL P3



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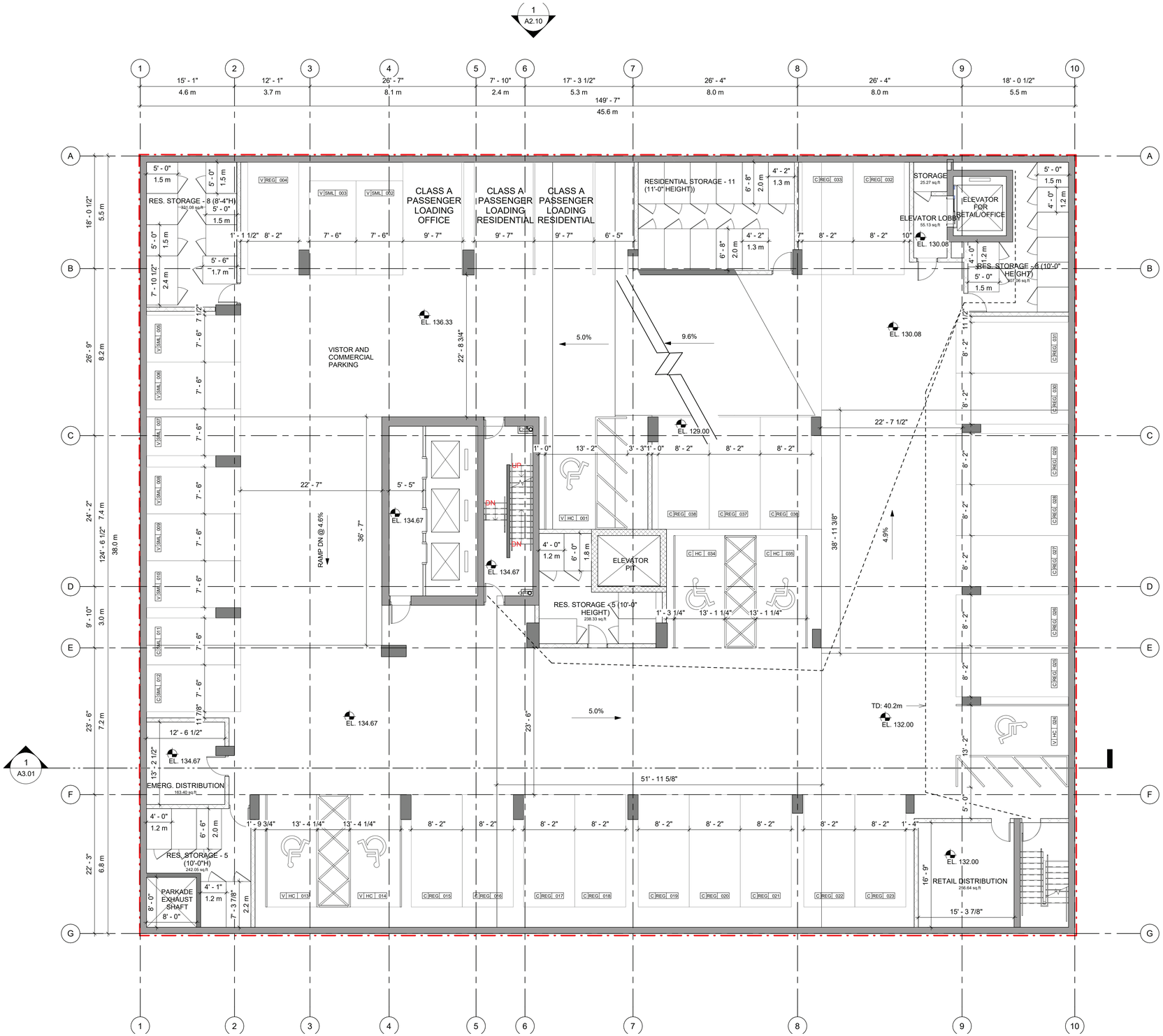
Plans

LEVEL P2



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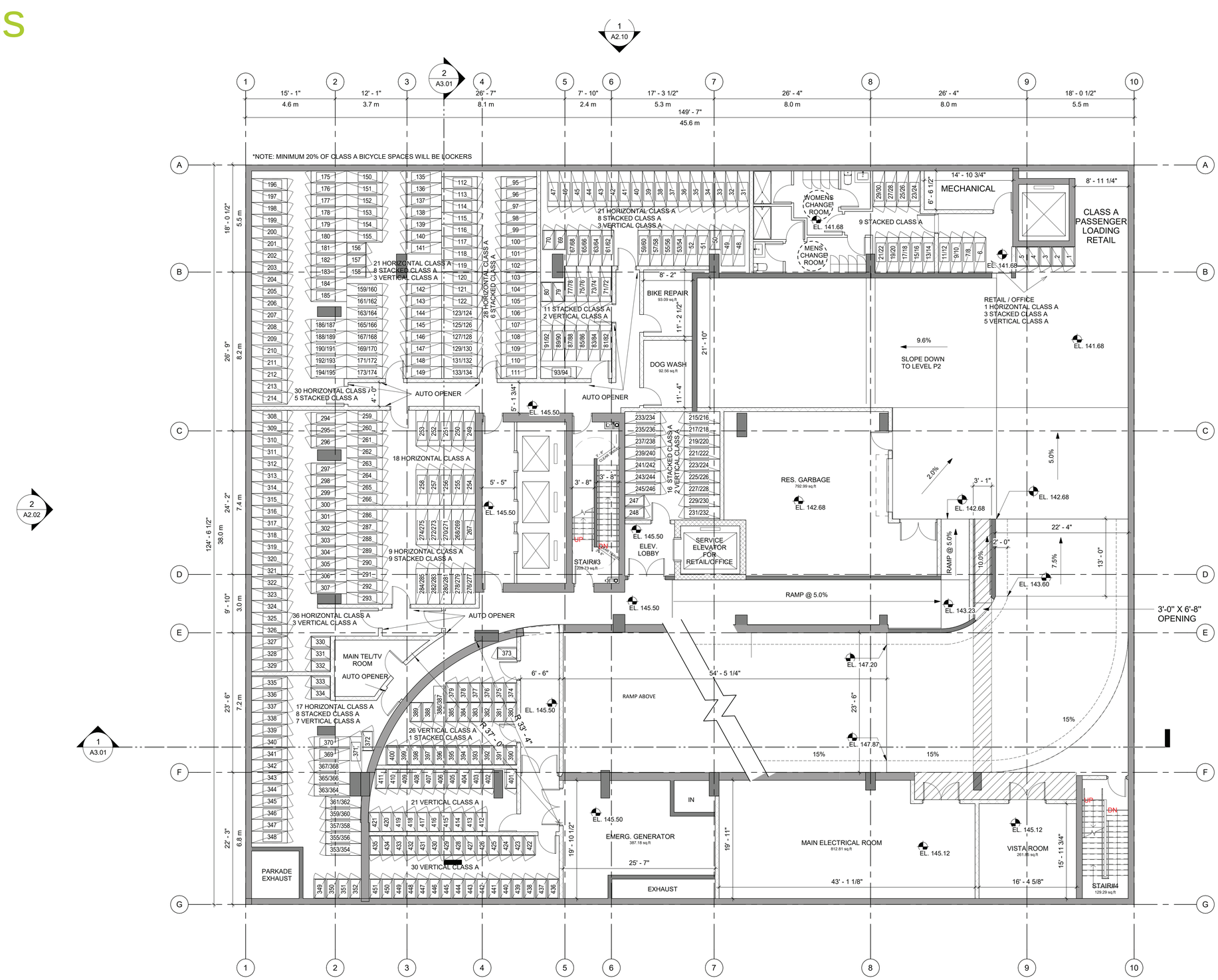
Plans

LEVEL P1



Notes as per City of Vancouver:

i. "The acoustical measures will be incorporated into the final design, based on the consultant's recommendations;

ii. "Adequate and effective acoustic separation will be provided between the residential and non-residential portions of the builidng;

iii. "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law;

iv. "The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law;

v. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces;

vi. "Mechanical equipment (ventilators, generators, compactors and exhaust systems will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555."

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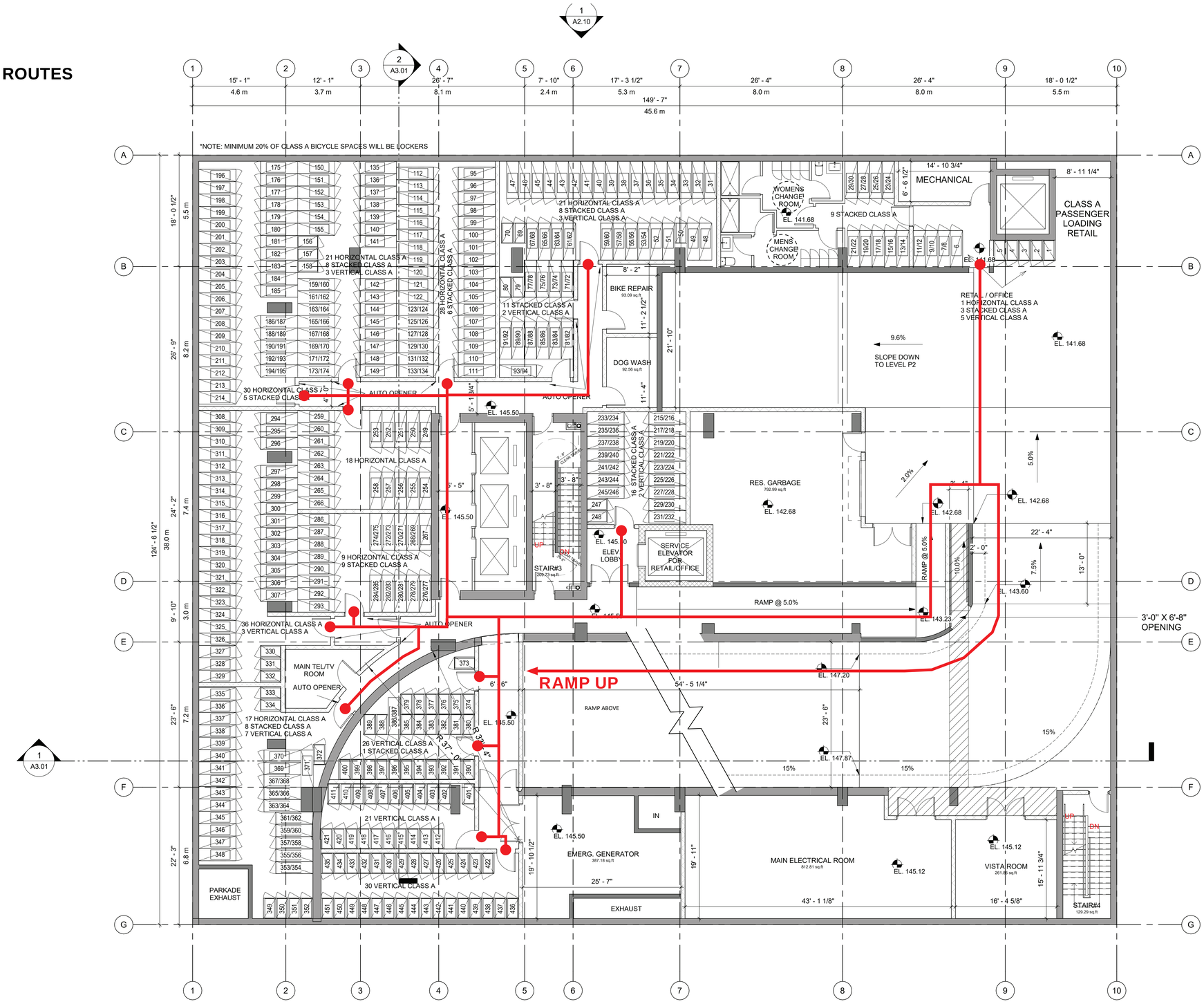
CLASS A BICYCLE ROUTES



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i. "The acoustical measures will be incorporated into the final design, based on the consultant's recommendations;

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iv. "The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law;

v. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces;

vi. "Mechanical equipment (ventilators, generators, compactors and exhaust systems will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555."

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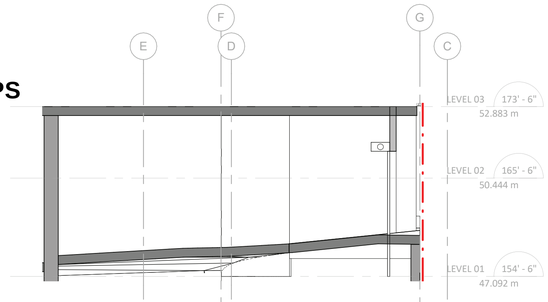
Plans

PARKING RAMPS



1 A1.06a ENTRANCE RAMP SECTION A
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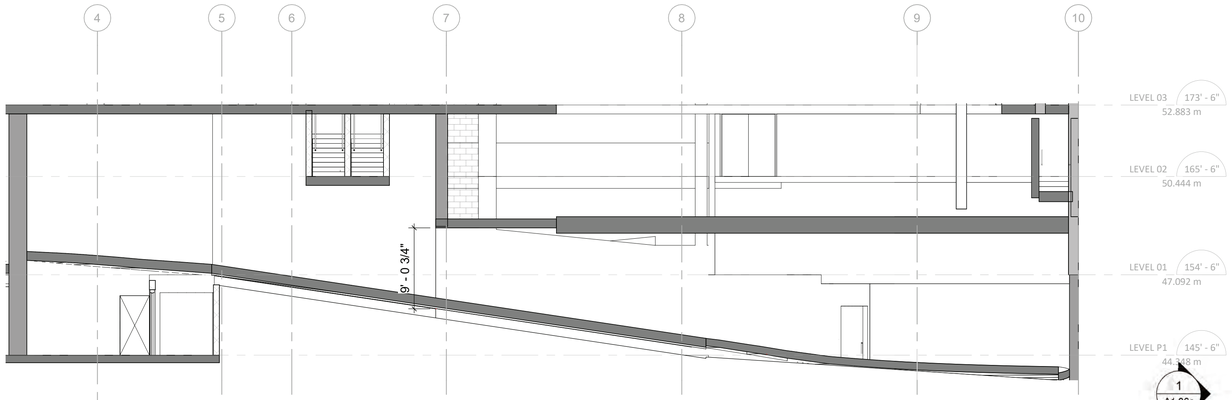

2 A1.06a ENTRANCE RAMP SECTION B
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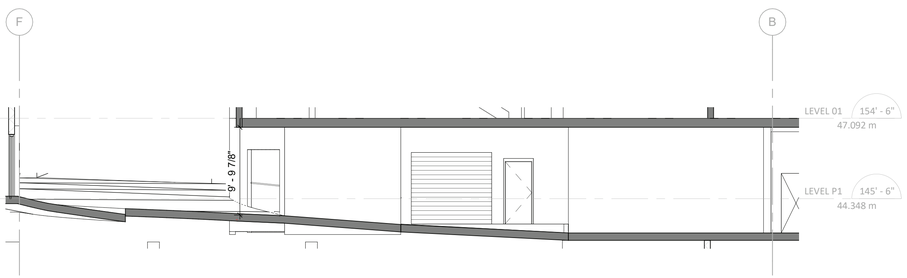

3 A1.06a ENTRANCE RAMP SECTION C
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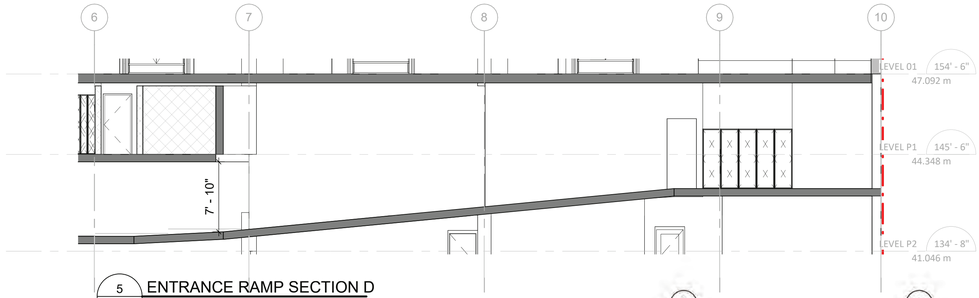

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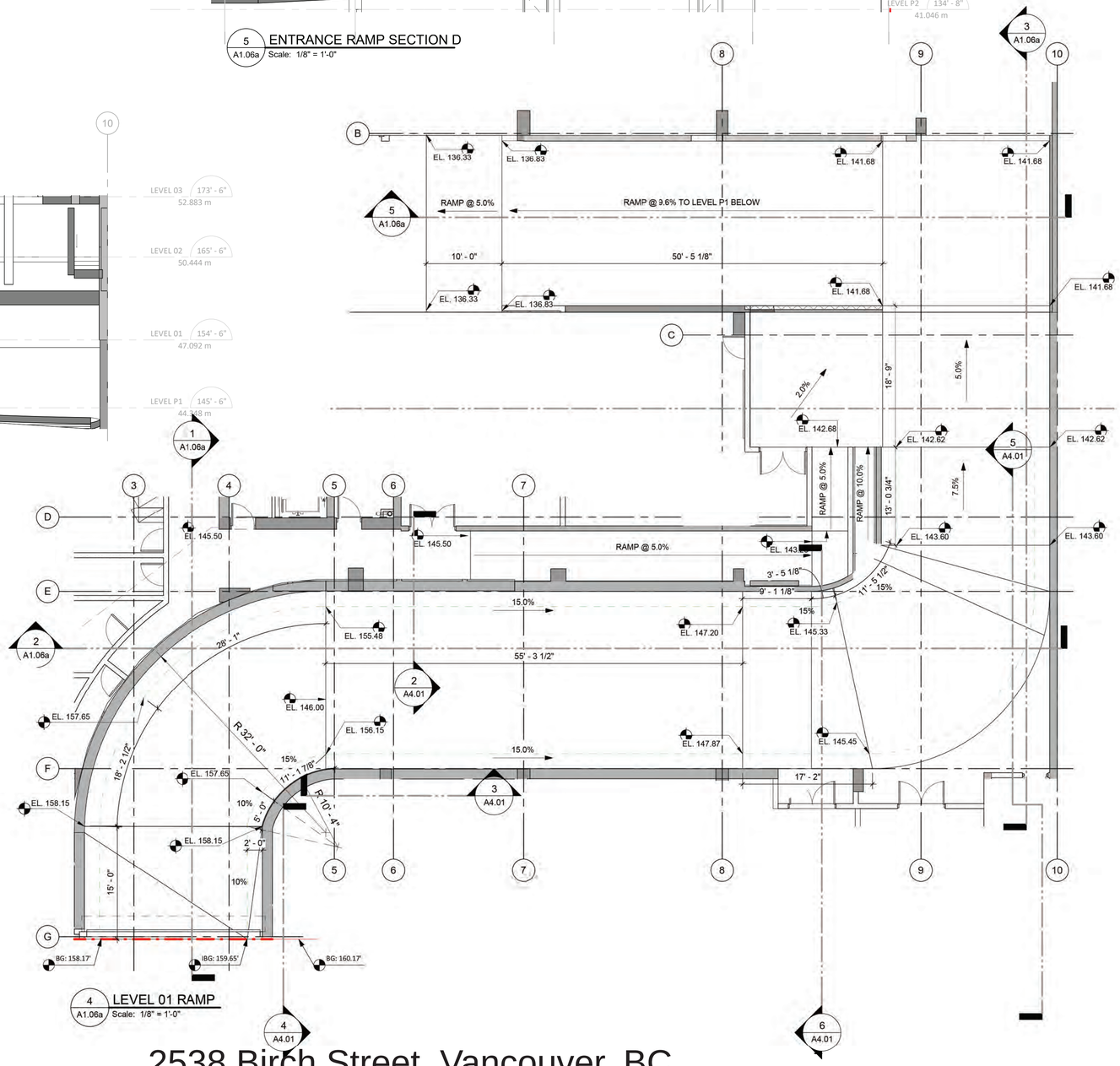

4 A1.06a LEVEL 01 RAMP
Scale: 1/8" = 1'-0"

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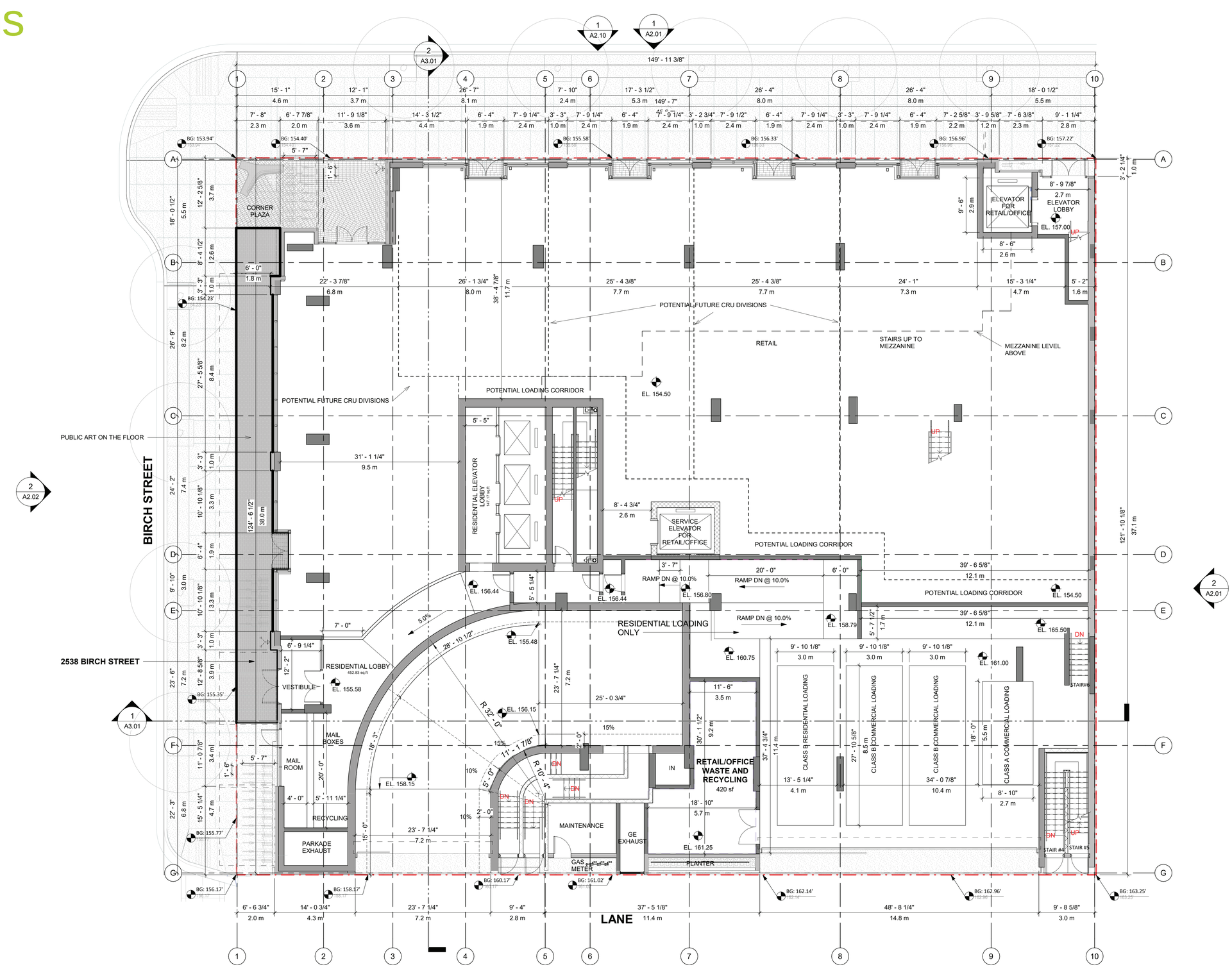
Plans

LEVEL 1



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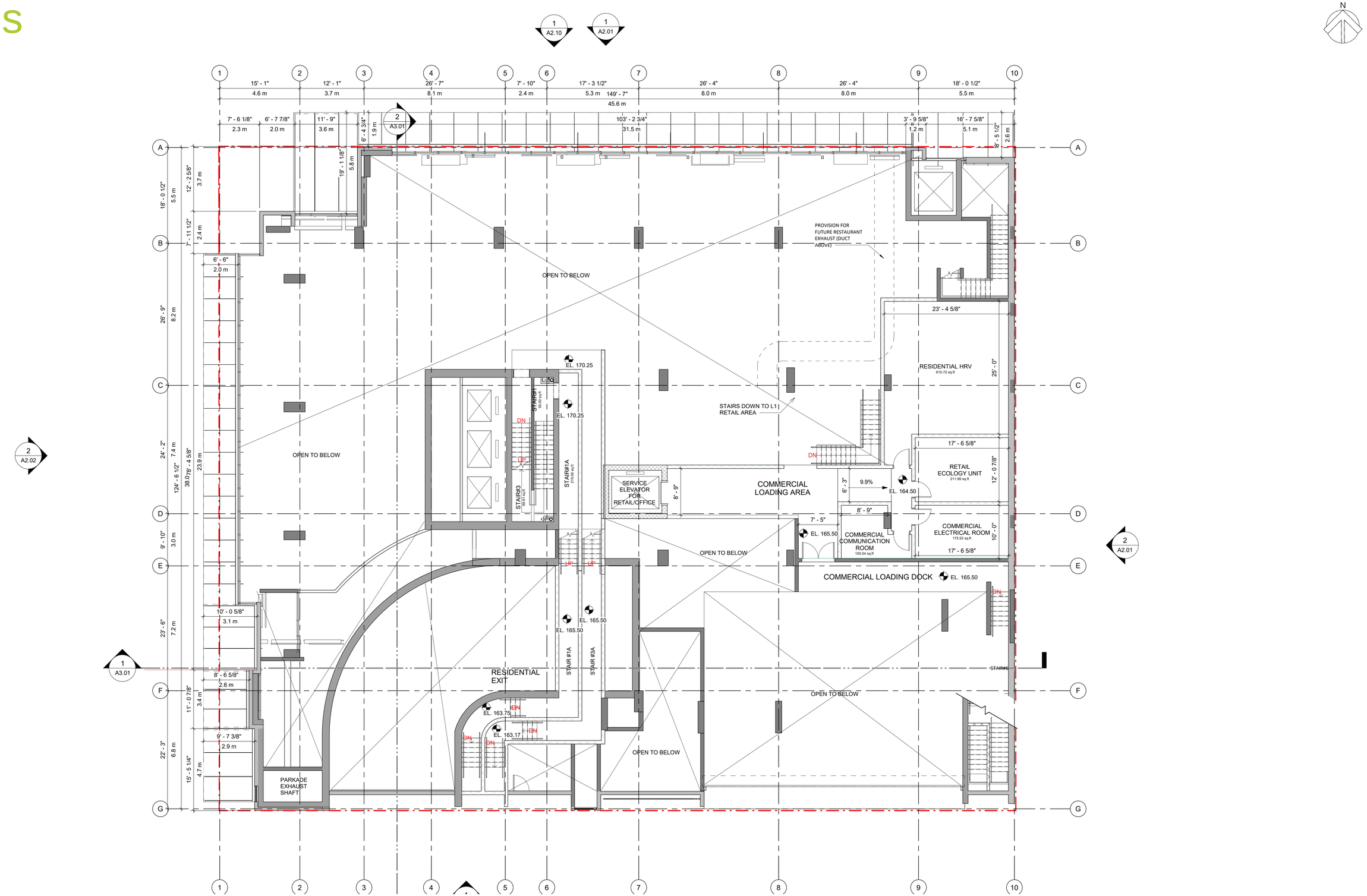
LEVEL 2



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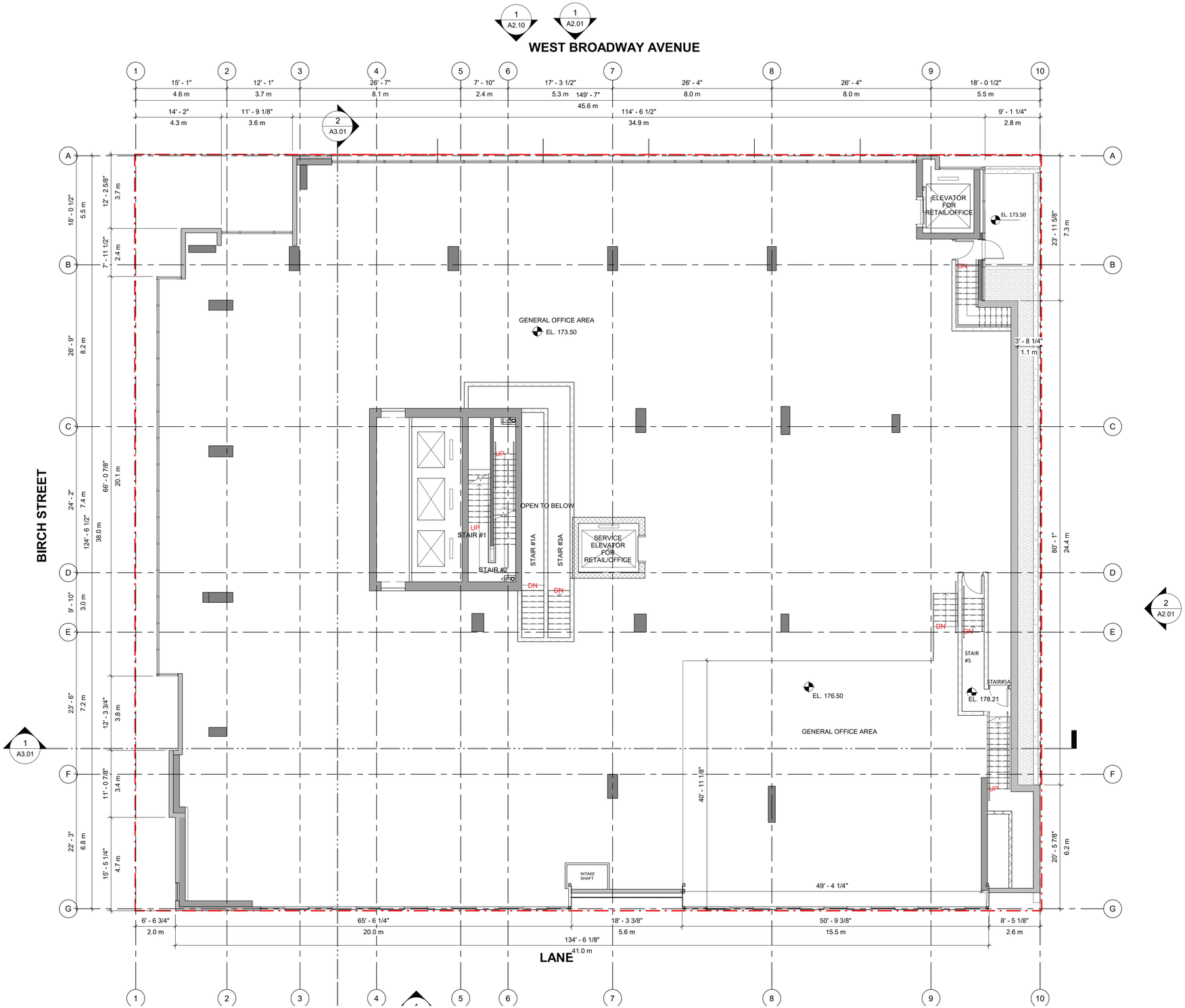
Plans

LEVEL 3



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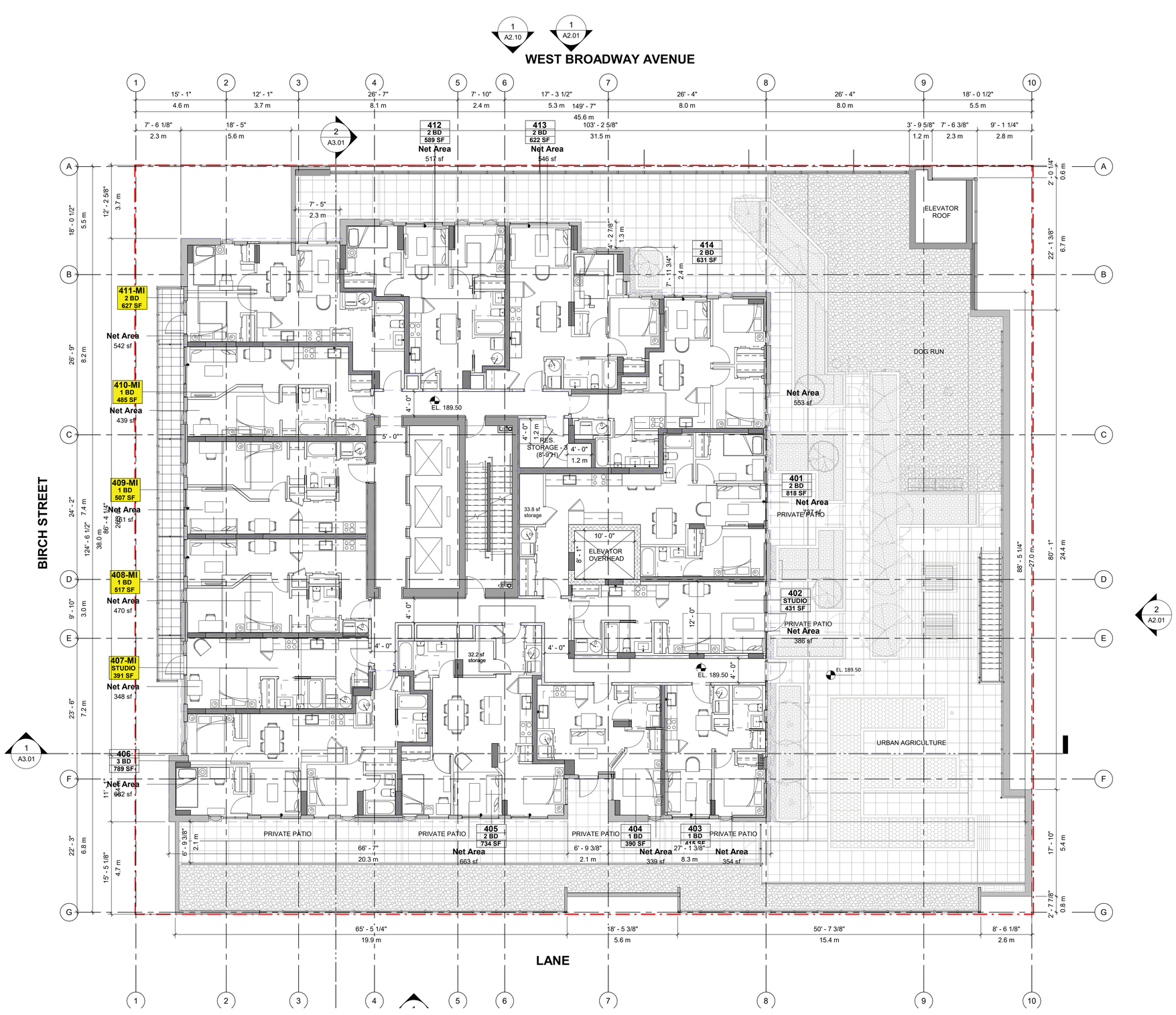
LEVEL 4



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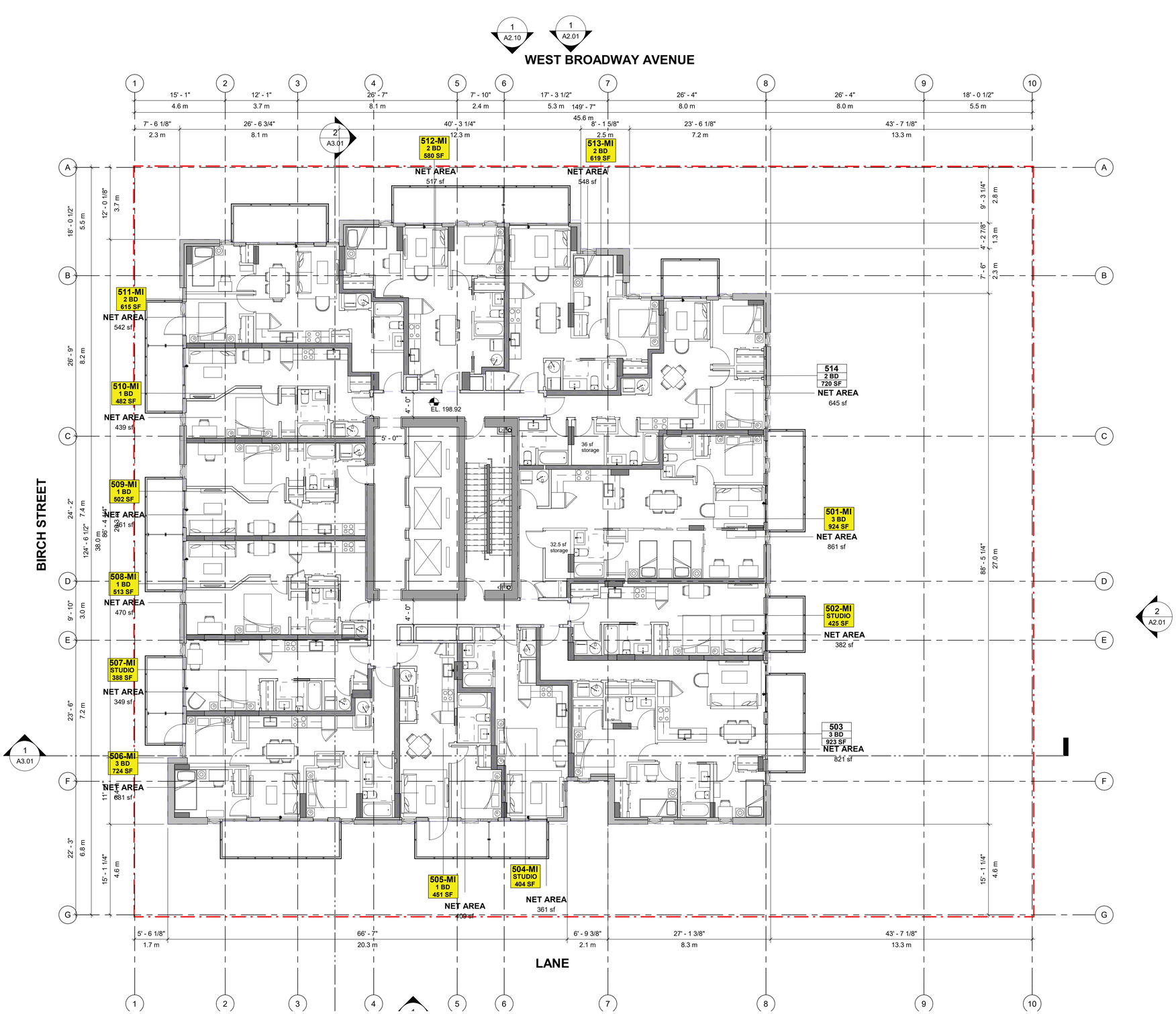
Plans

LEVEL 5



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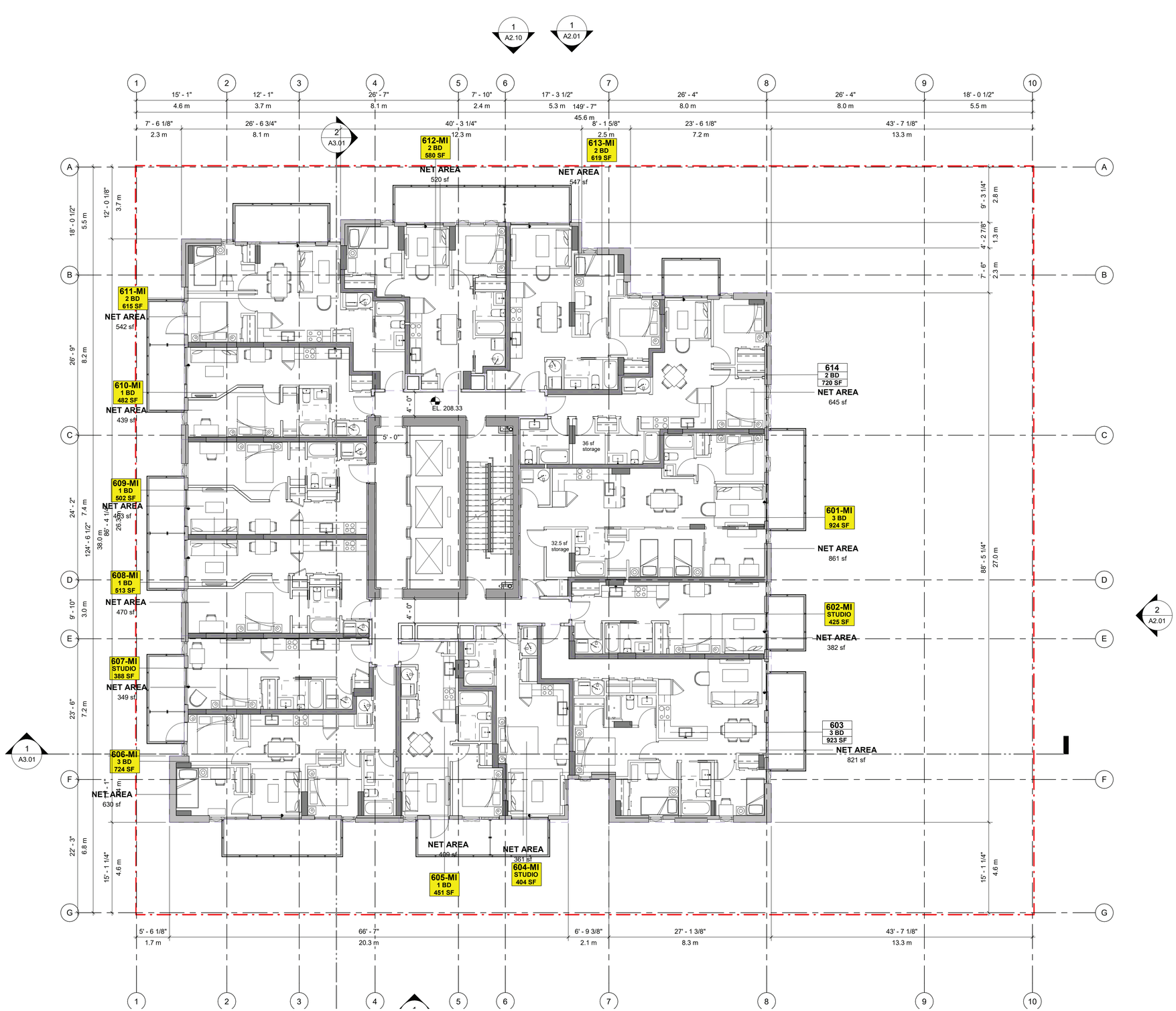
Plans

LEVEL 6



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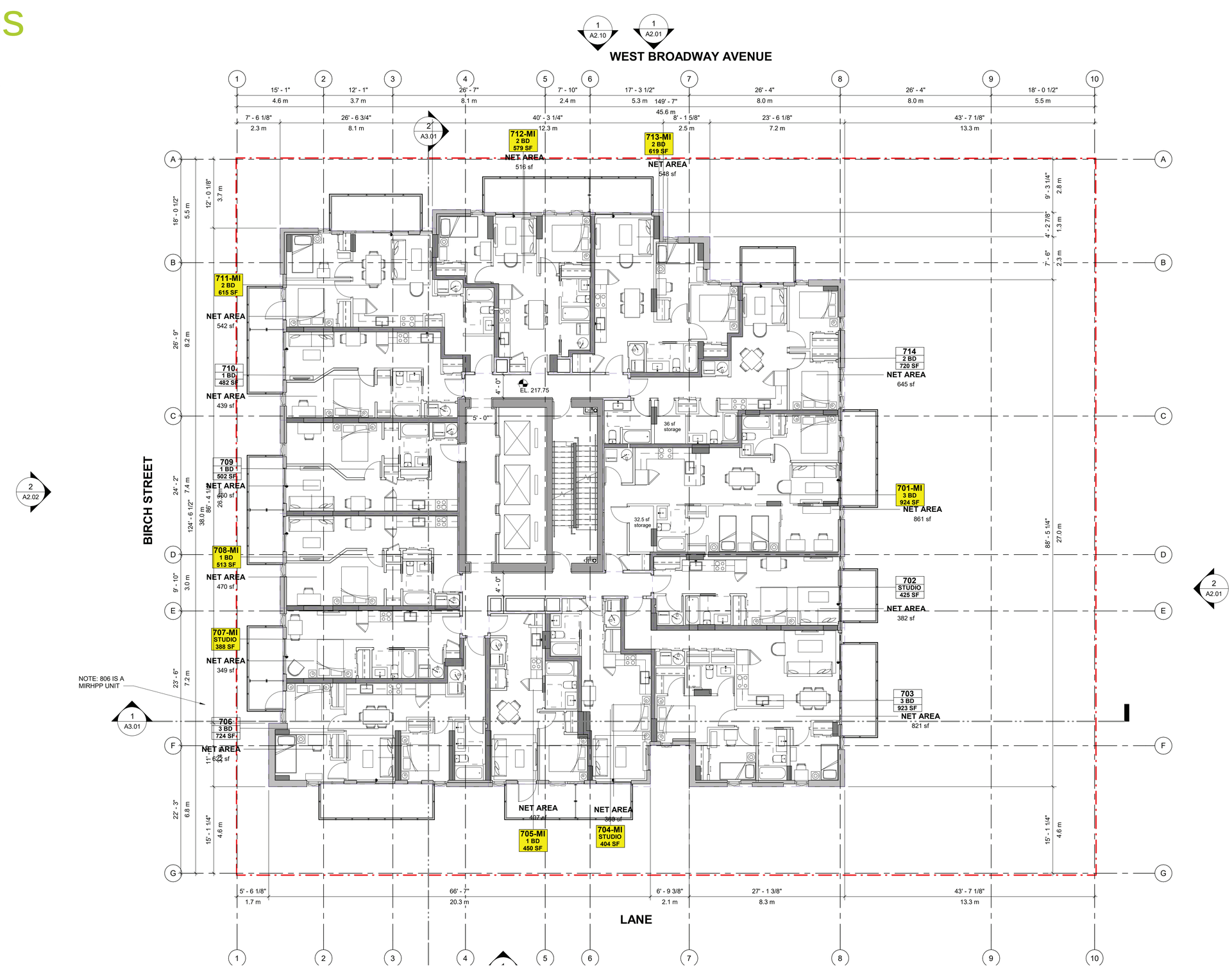
LEVEL 7 - 8



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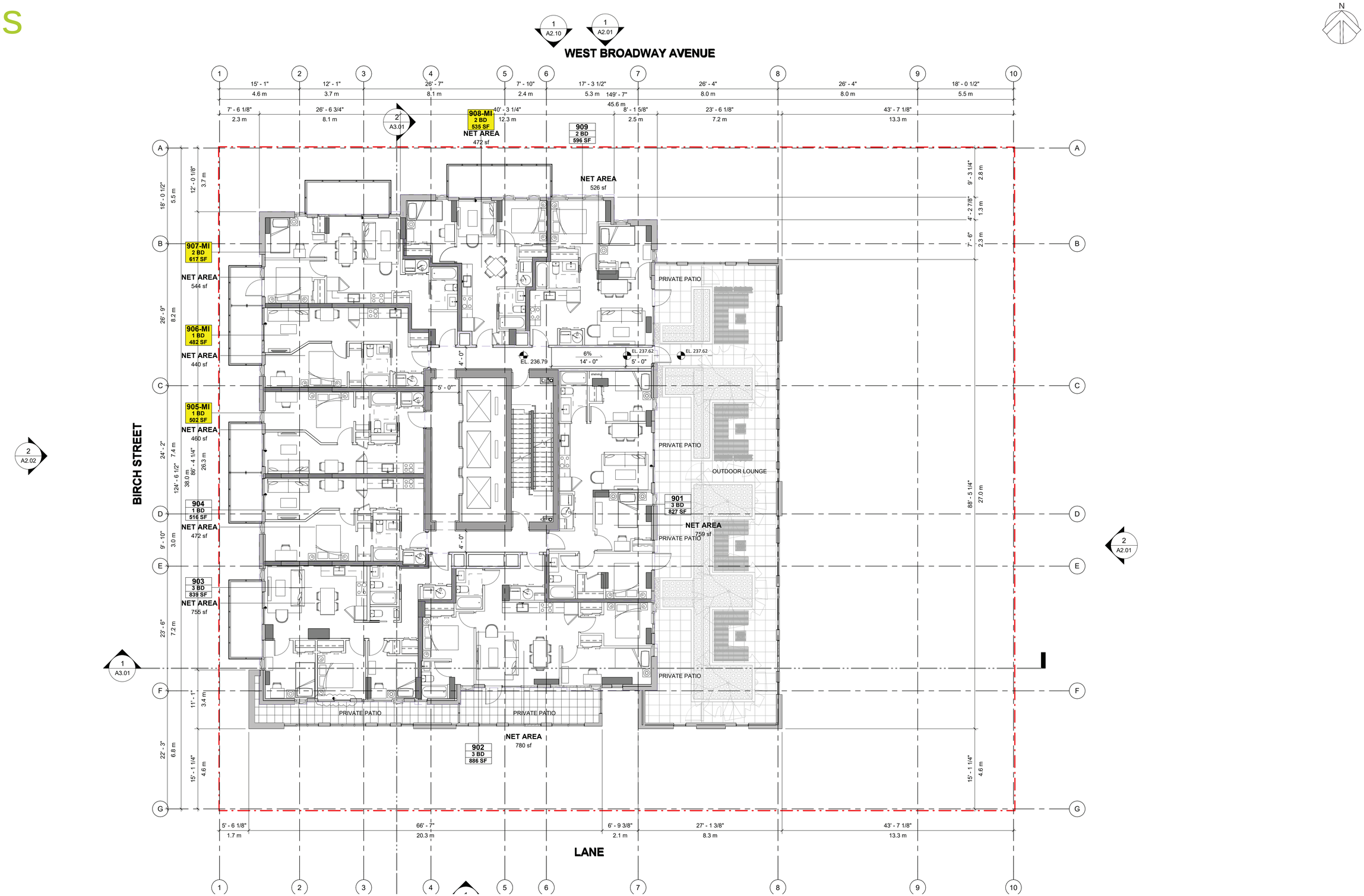
Plans

LEVEL 9



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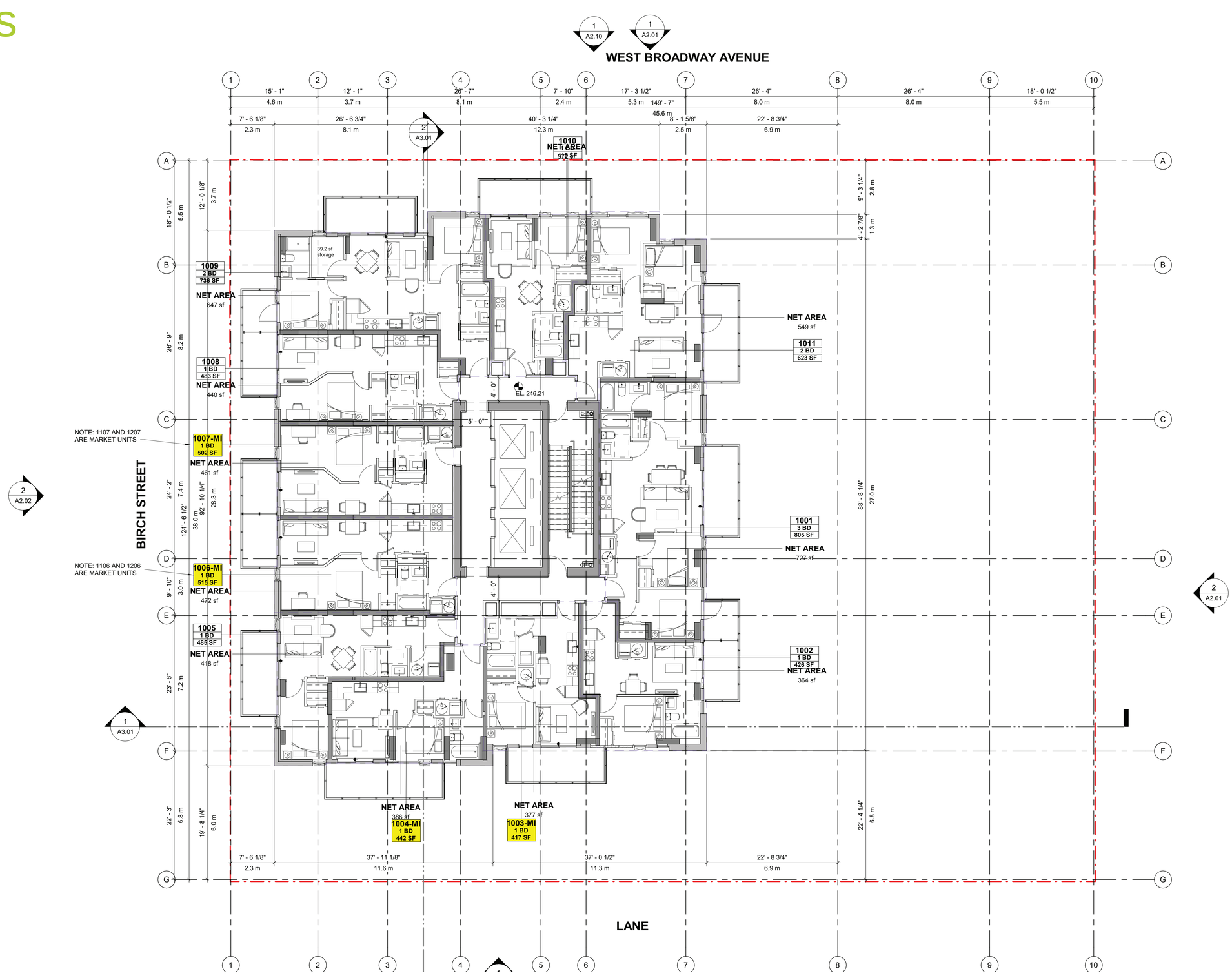
Plans

LEVEL 10-12



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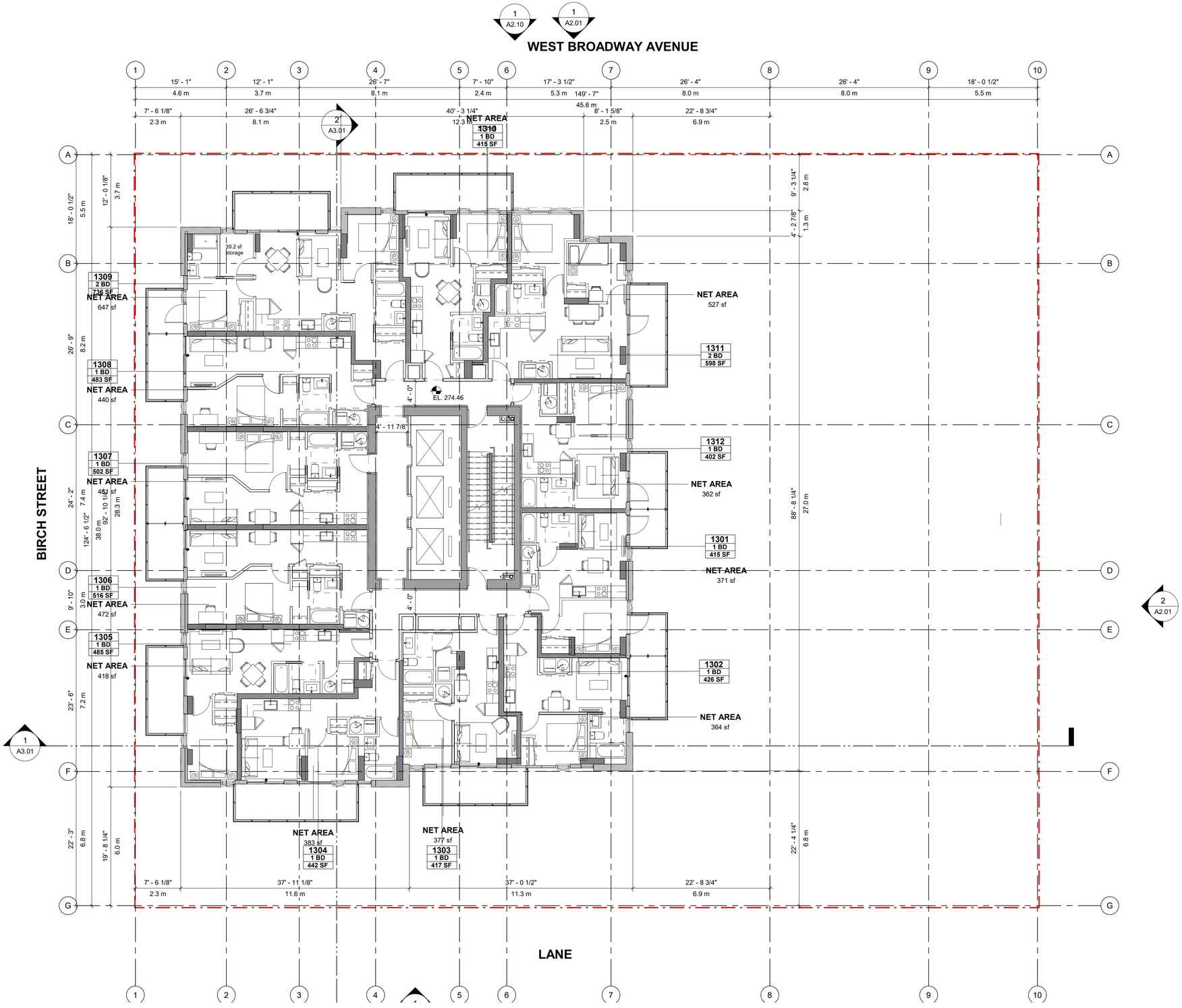
Plans

LEVEL 13 - 15



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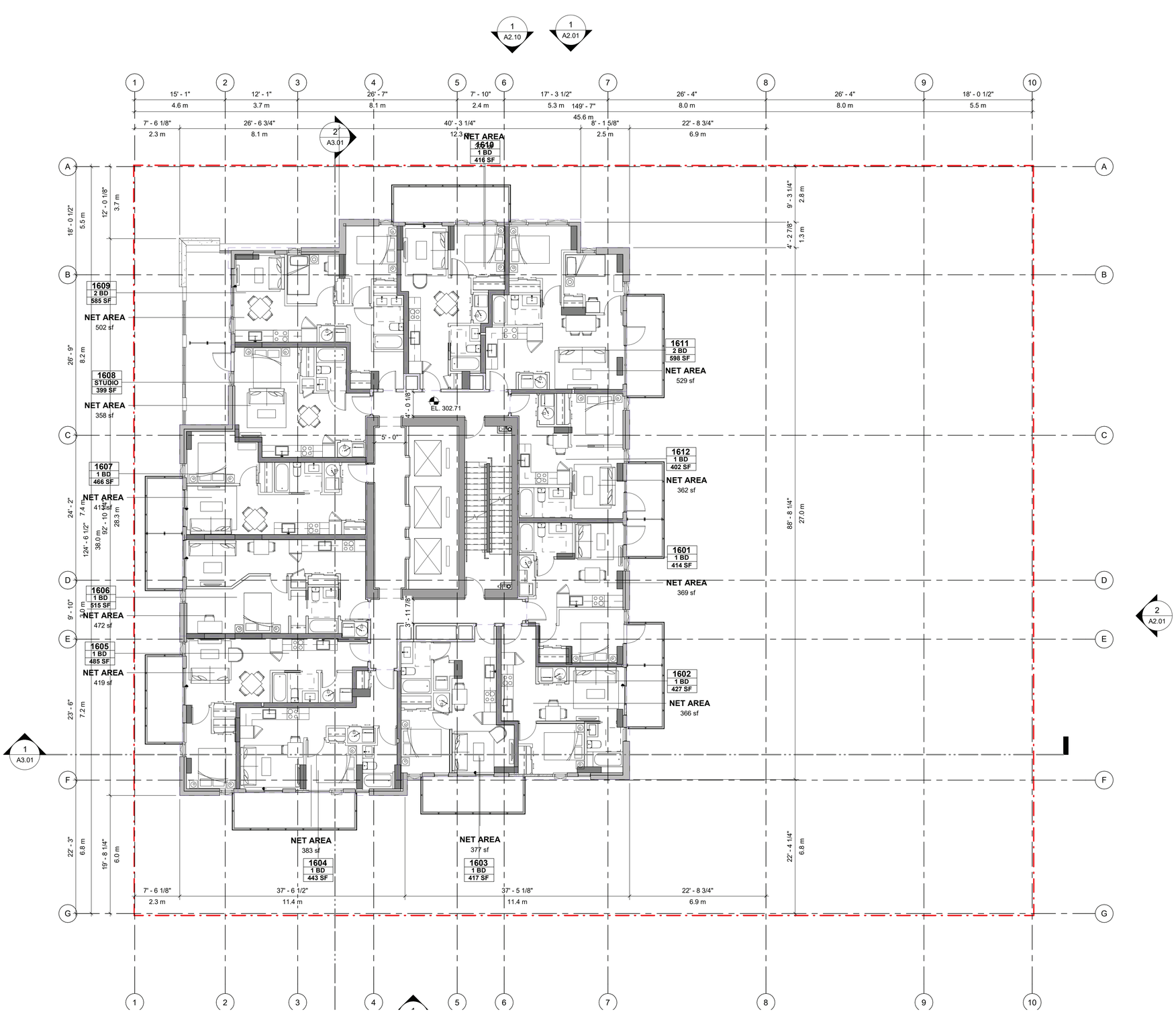
Plans

LEVEL 16



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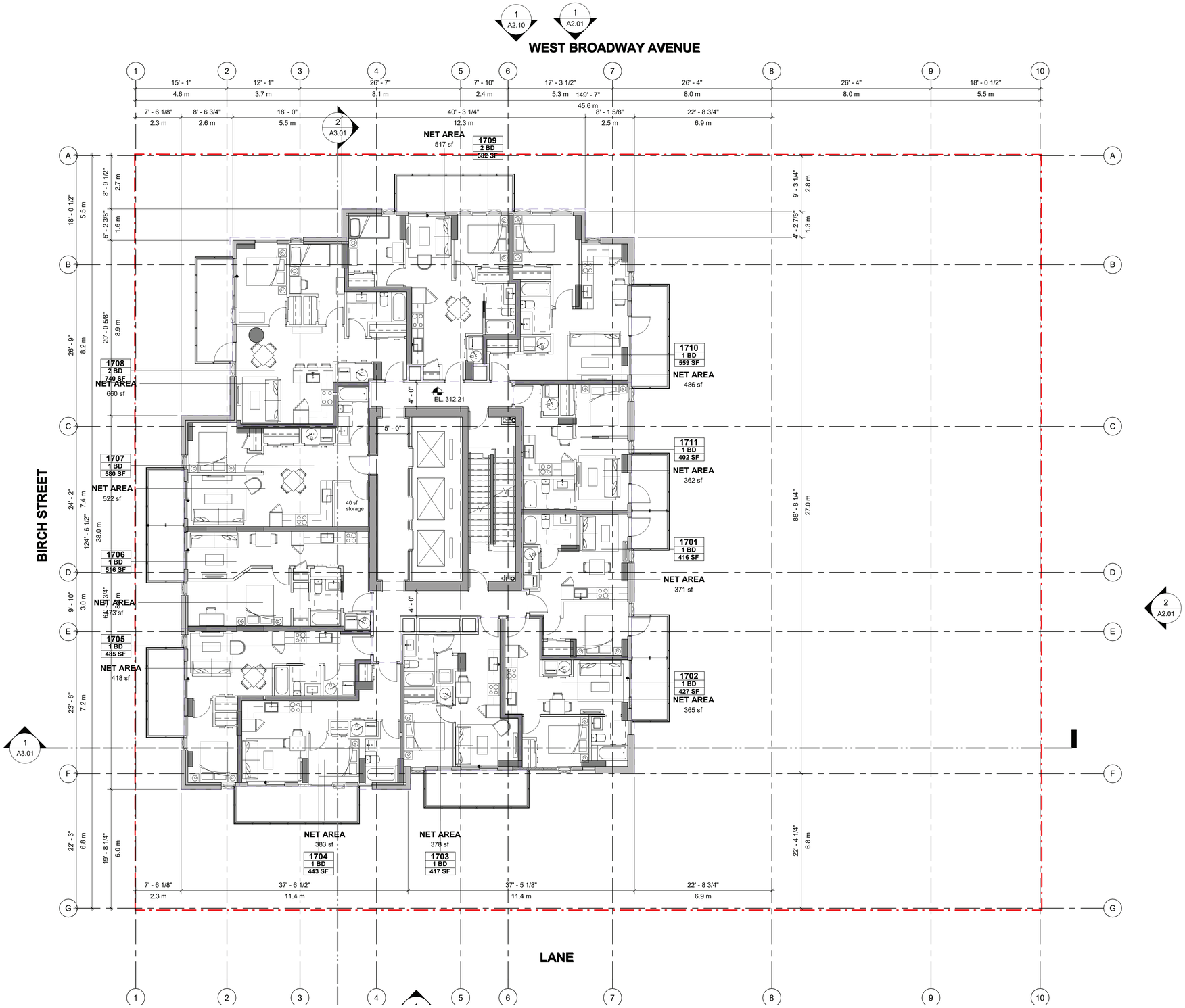
Plans

LEVEL 17



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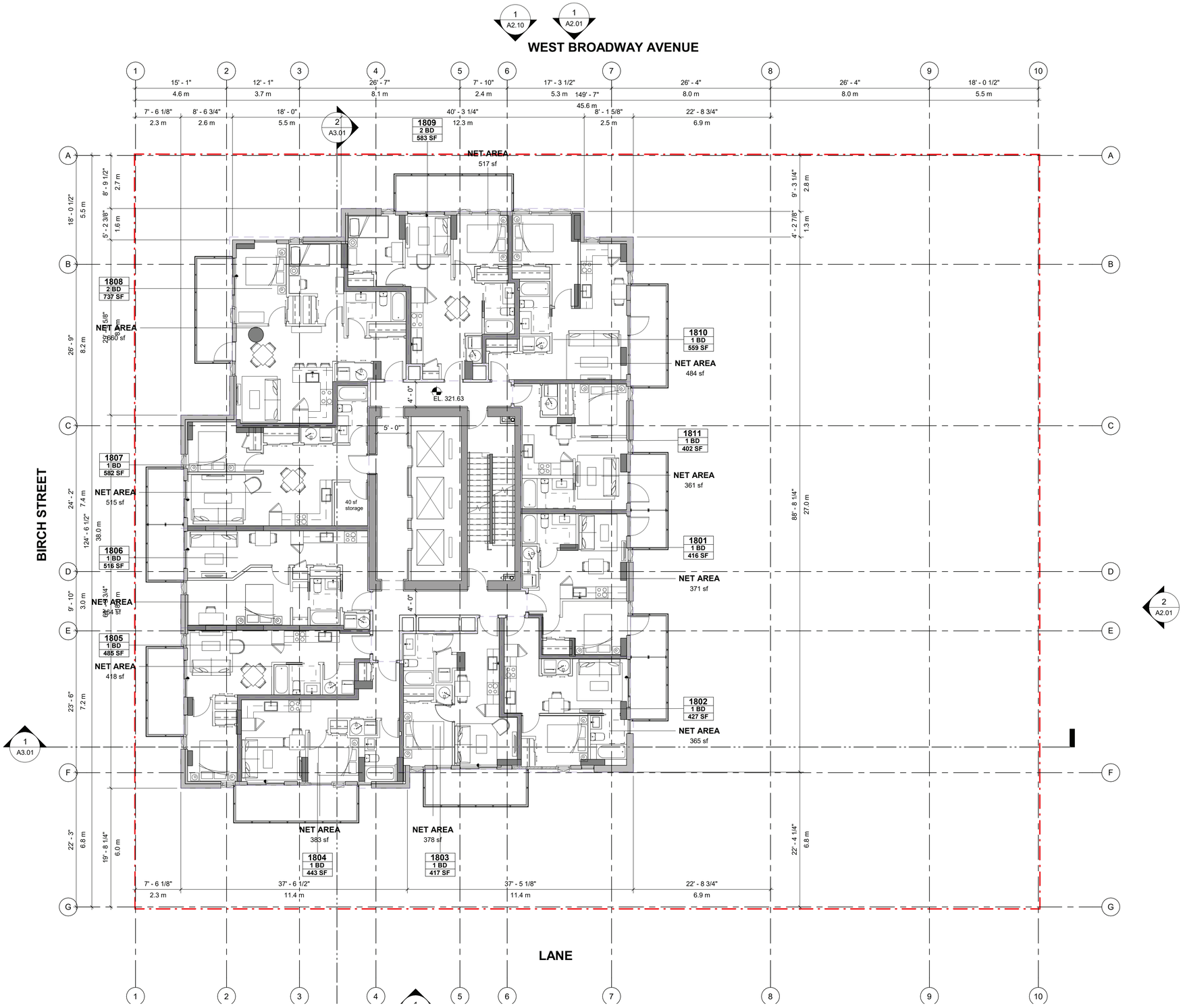
Plans

LEVEL 18



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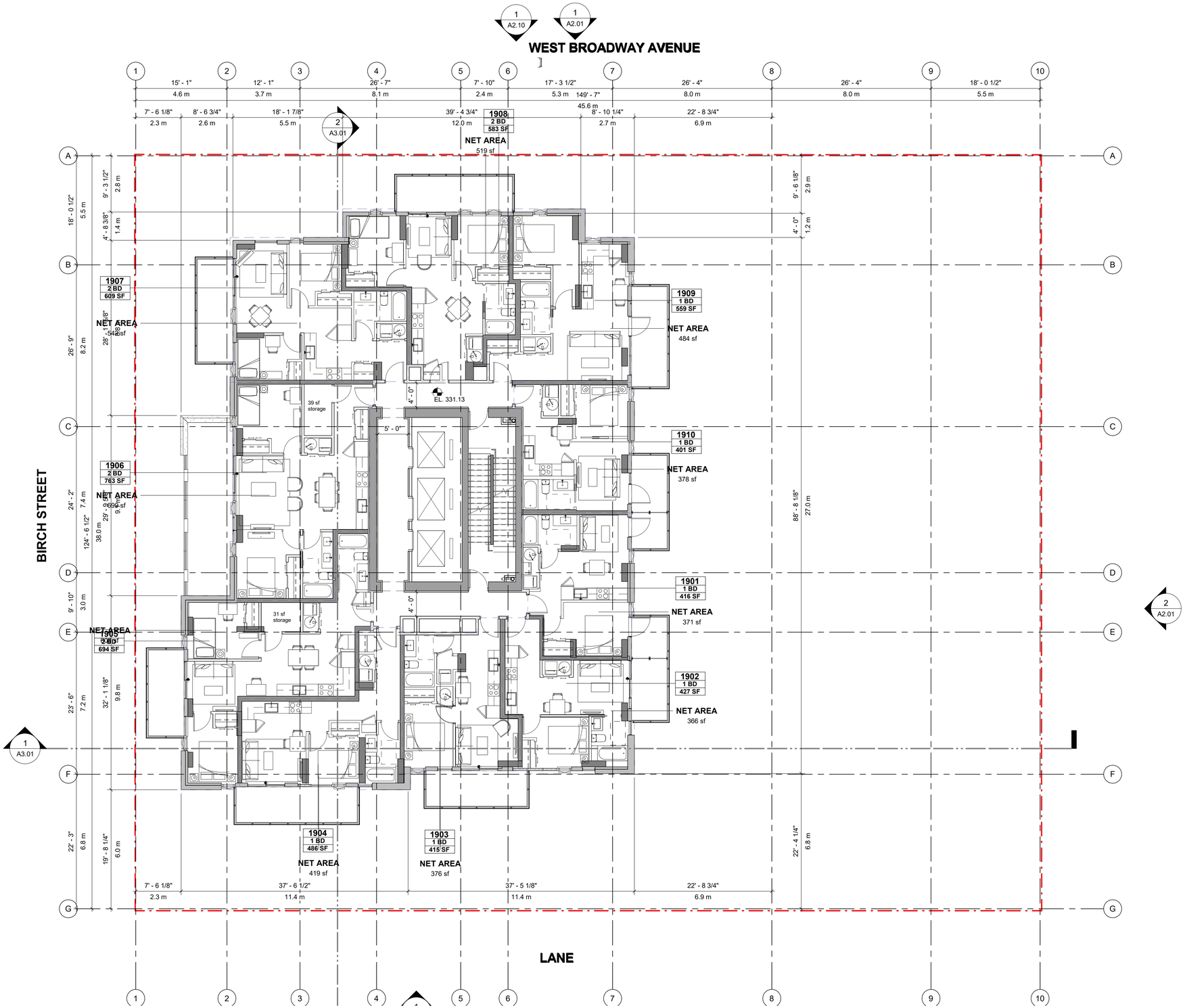
Plans

LEVEL 19



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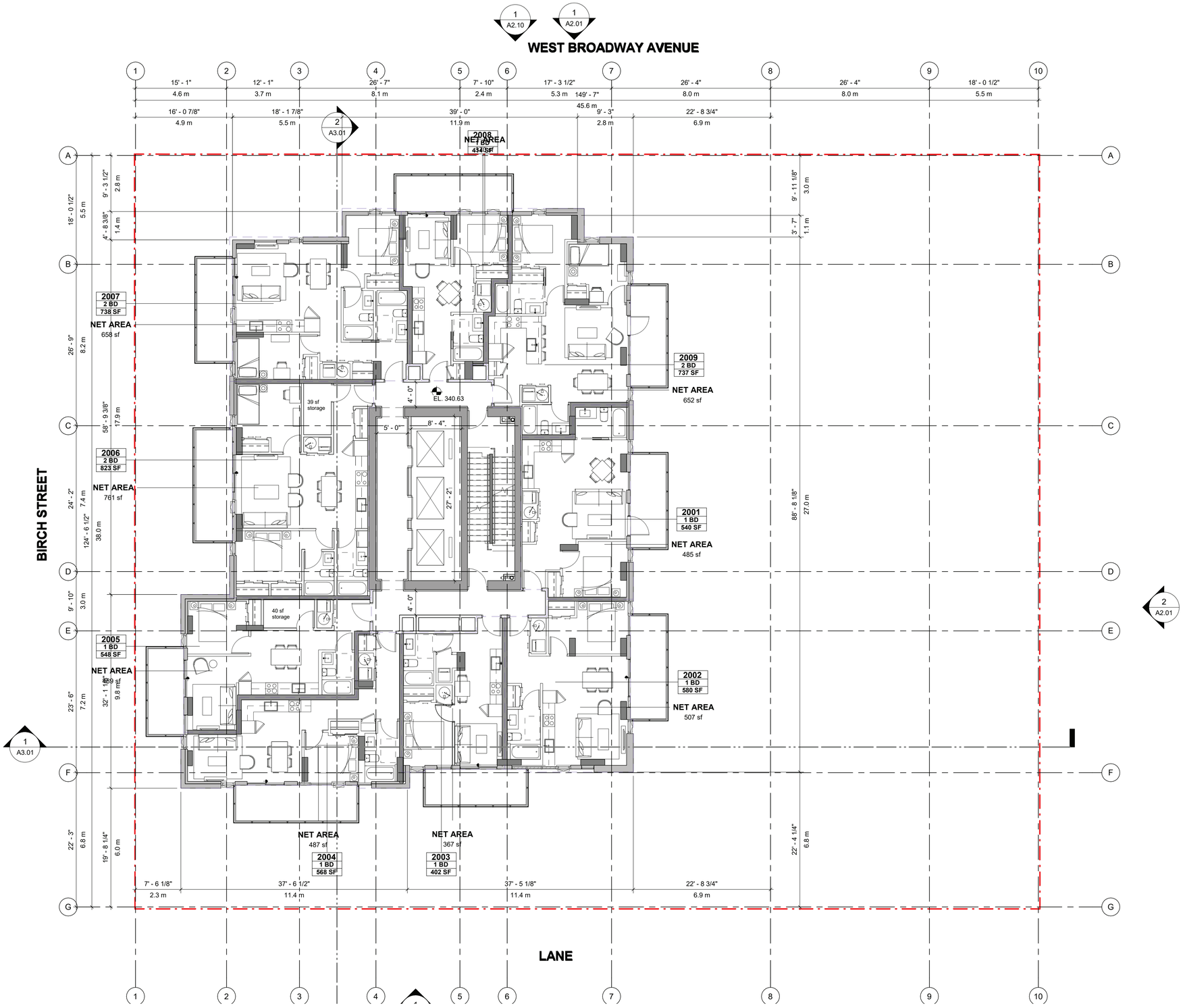
Plans

LEVEL 20 - 21



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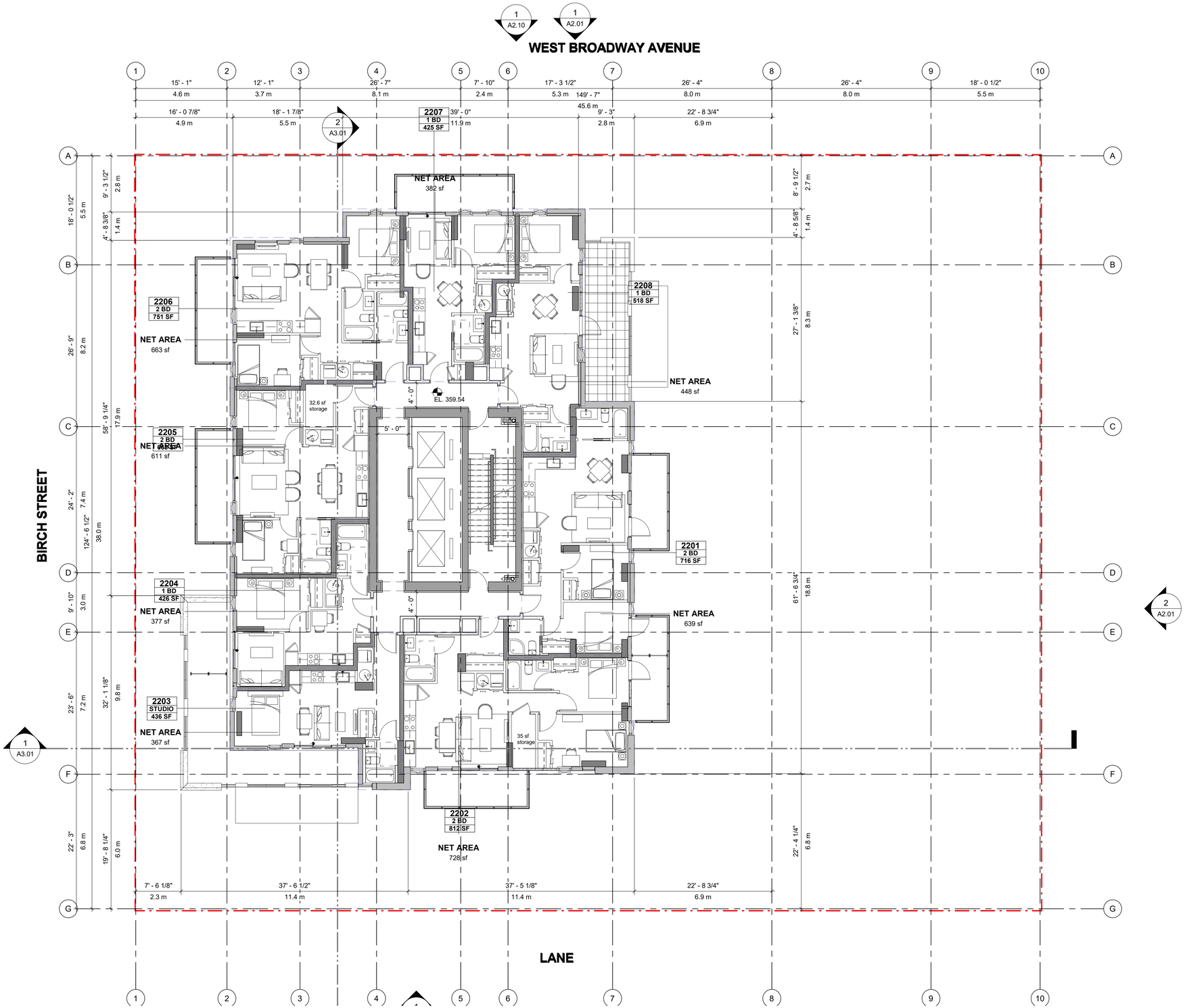
Plans

LEVEL 22



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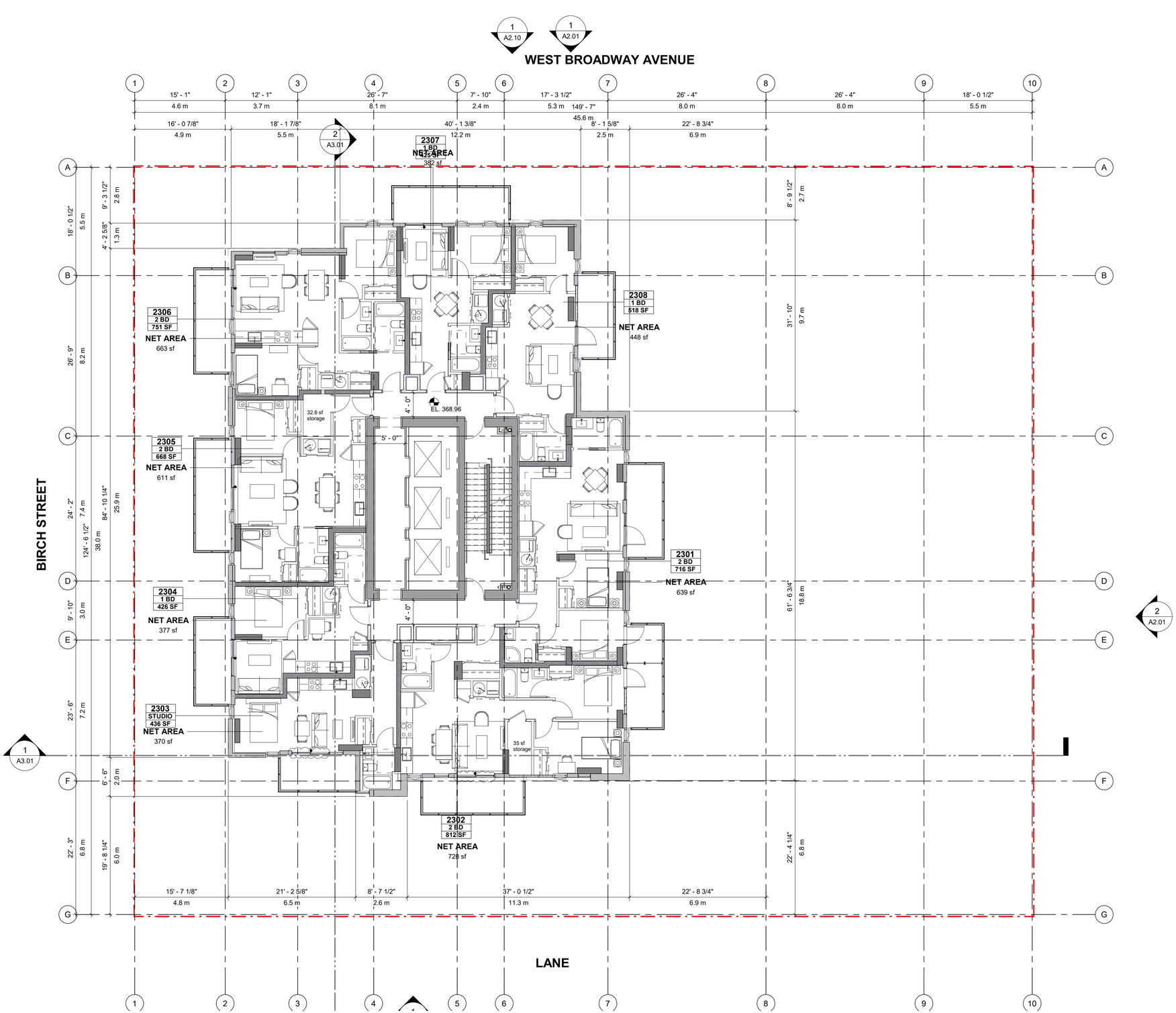
Plans

LEVEL 23



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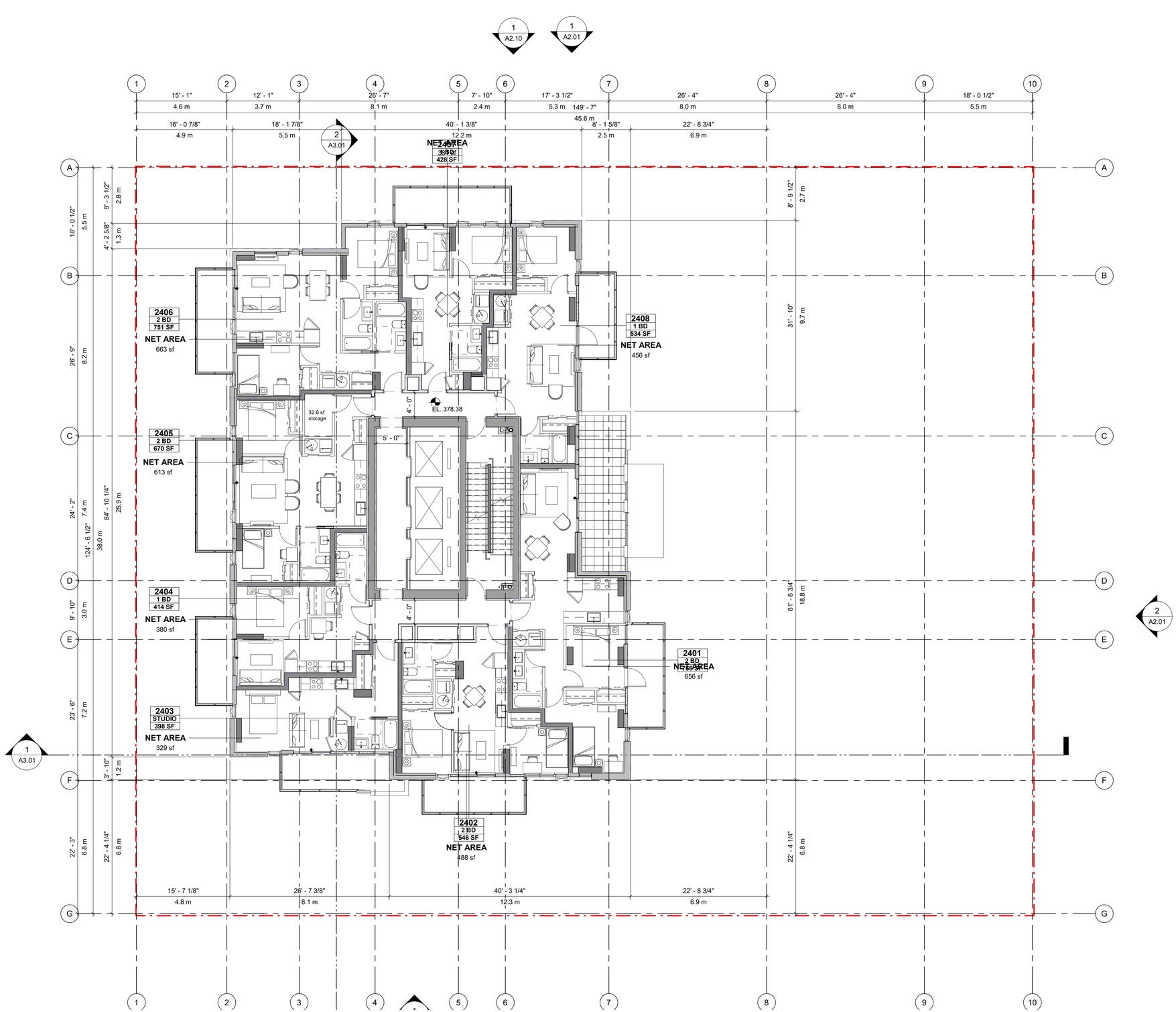
Plans

LEVEL 24



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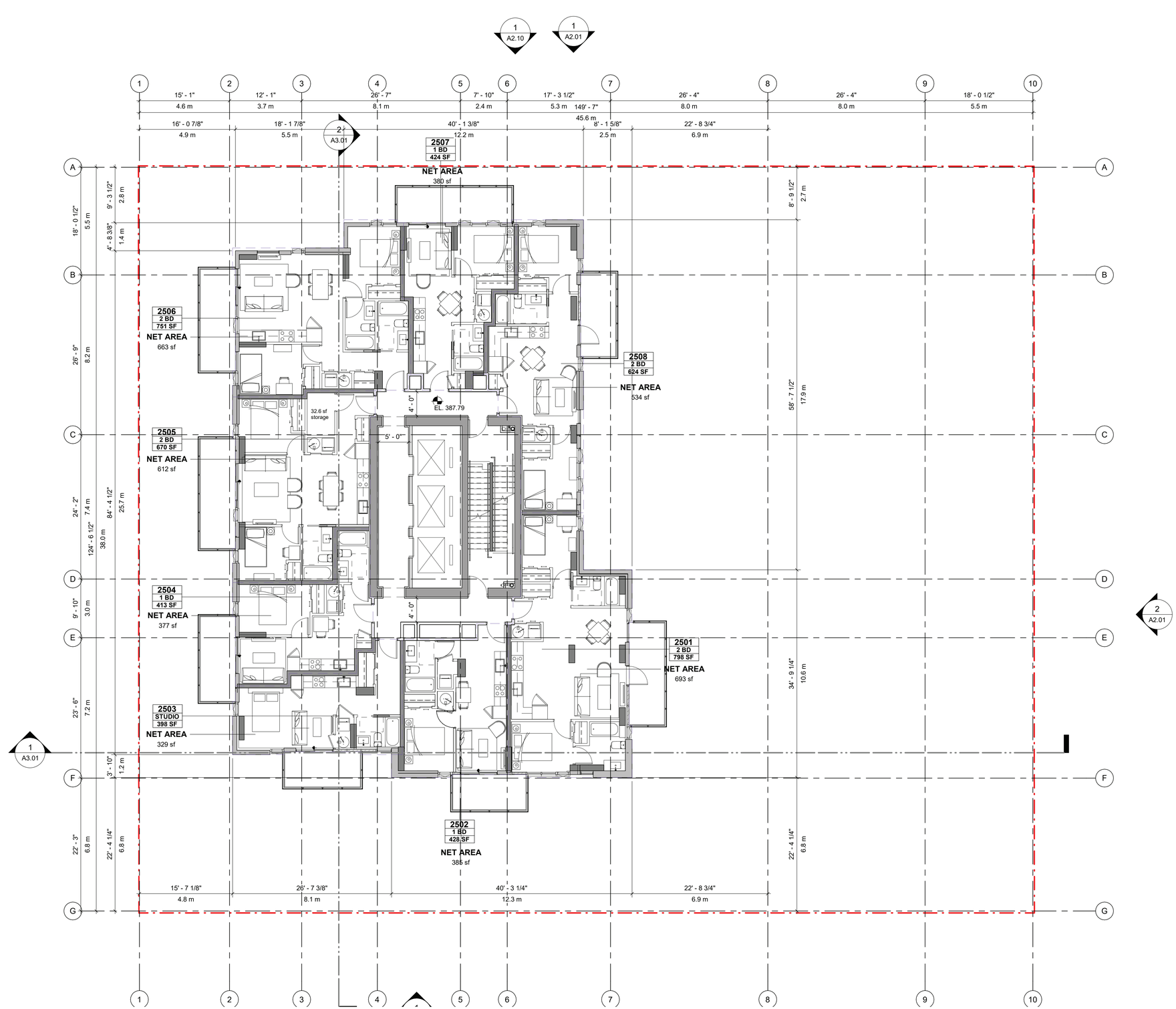
On behalf of: Jameson Broadway & Birch LP
Submitted for DP July 06, 2021

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

Plans

LEVEL 25



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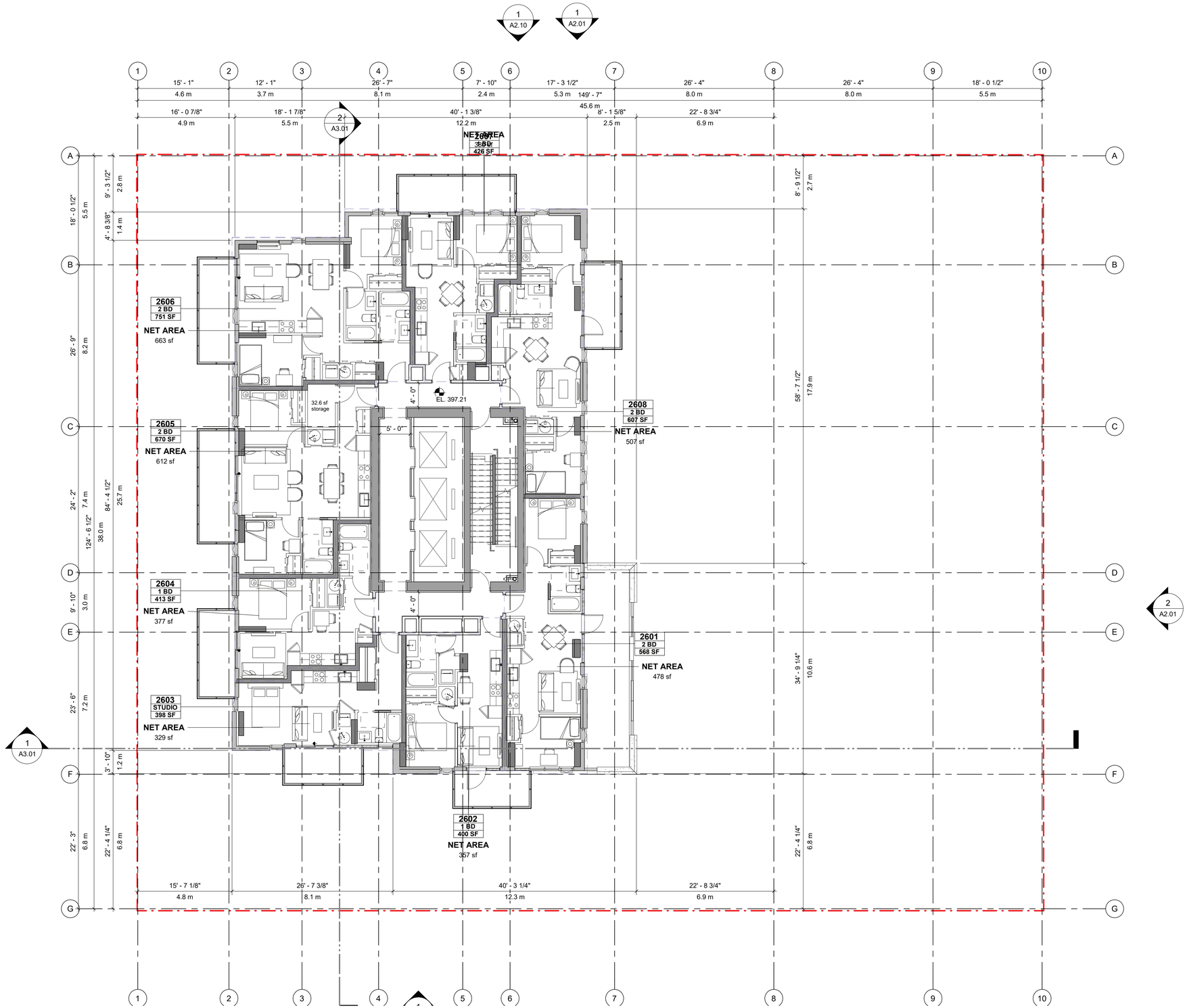
JAMESON DEVELOPMENT CORP

IBI Group
On behalf of: Jameson Broadway & Birch LP
Submitted for DP July 06, 2021

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

Plans

LEVEL 26



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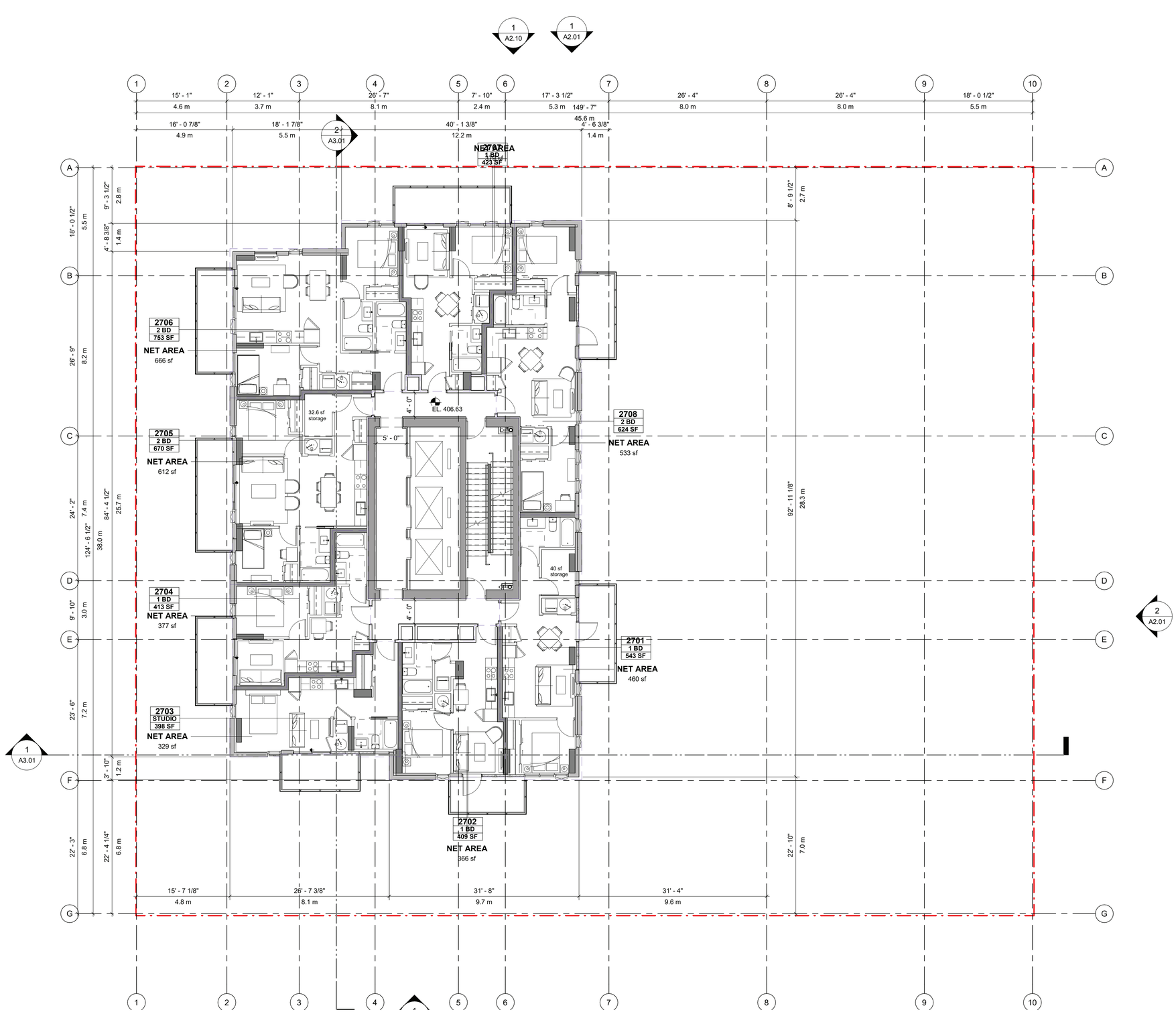
Plans

LEVEL 27



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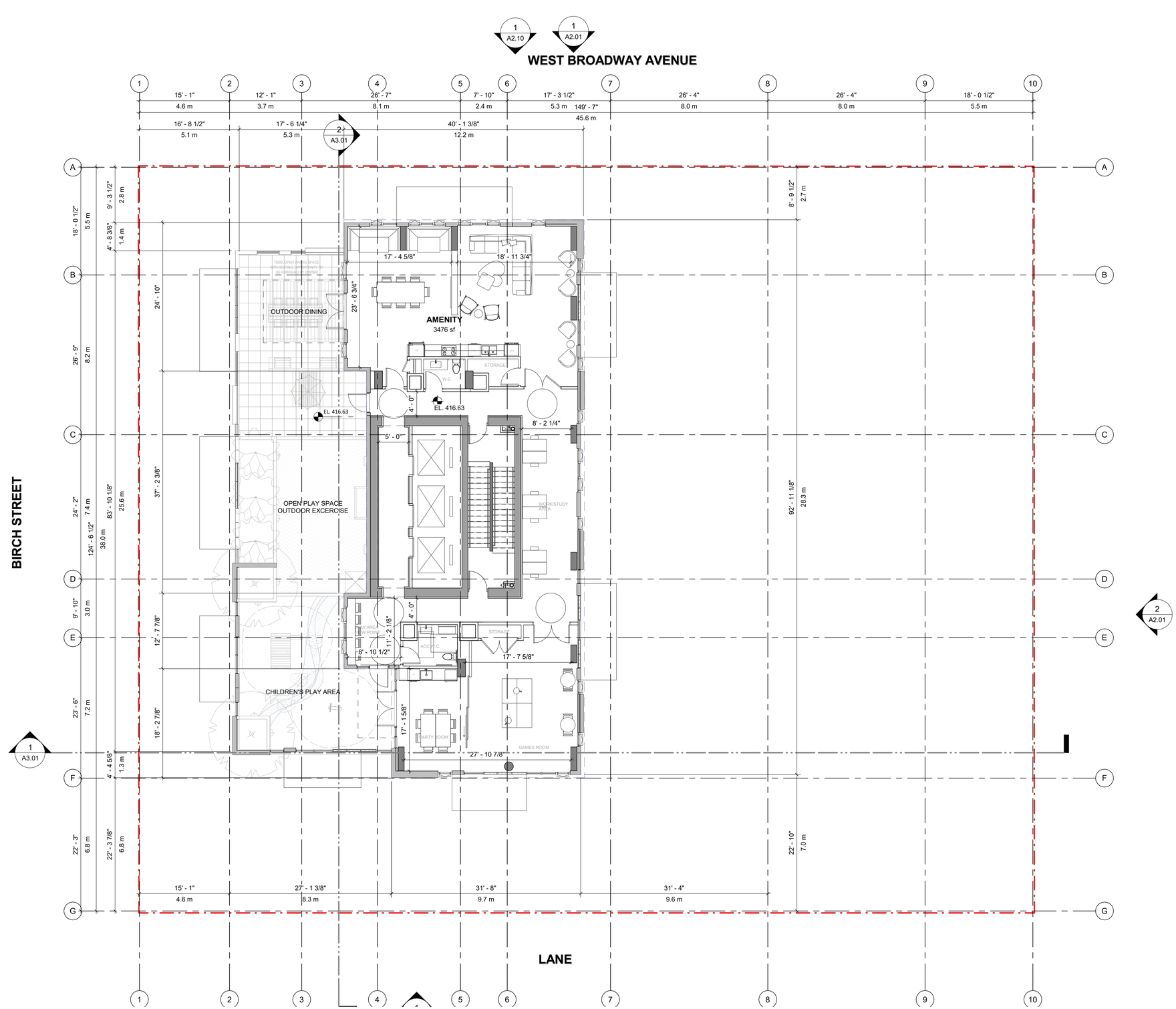
Plans

LEVEL 28



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2538 Birch Street, Vancouver, BC
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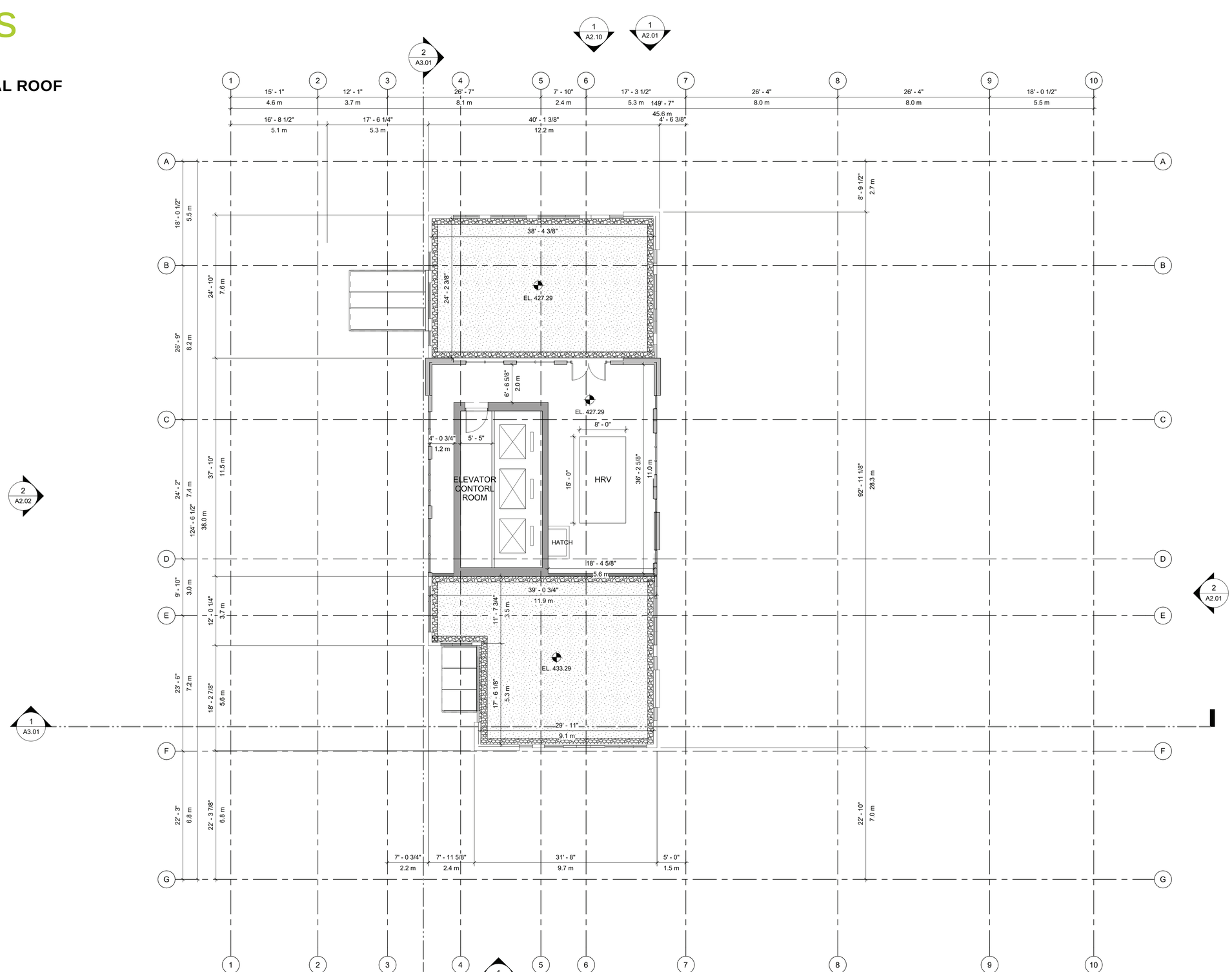
Plans

MECHANICAL ROOF



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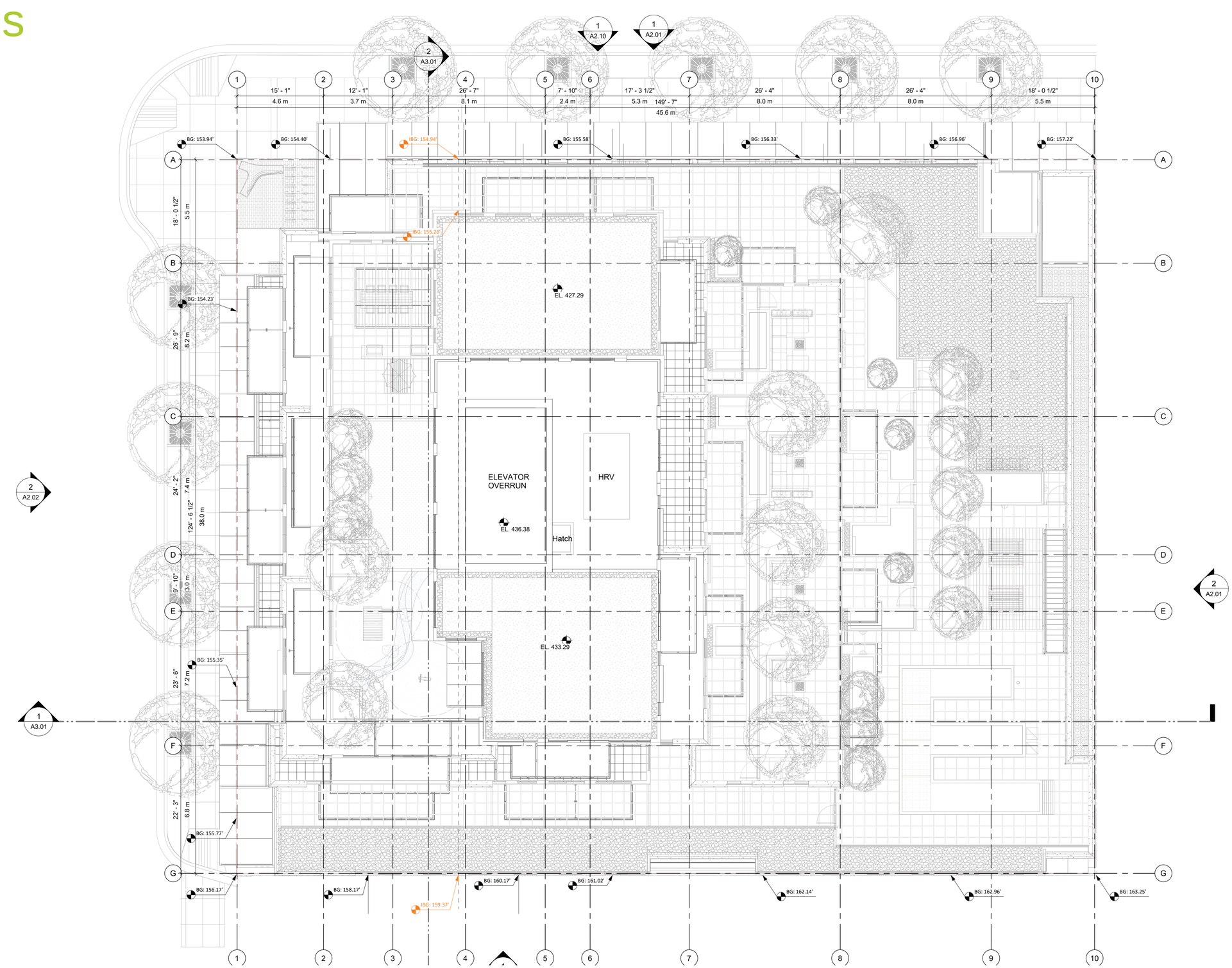
JAMESON DEVELOPMENT CORP

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

Plans

ROOF



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2538 Birch Street, Vancouver, BC
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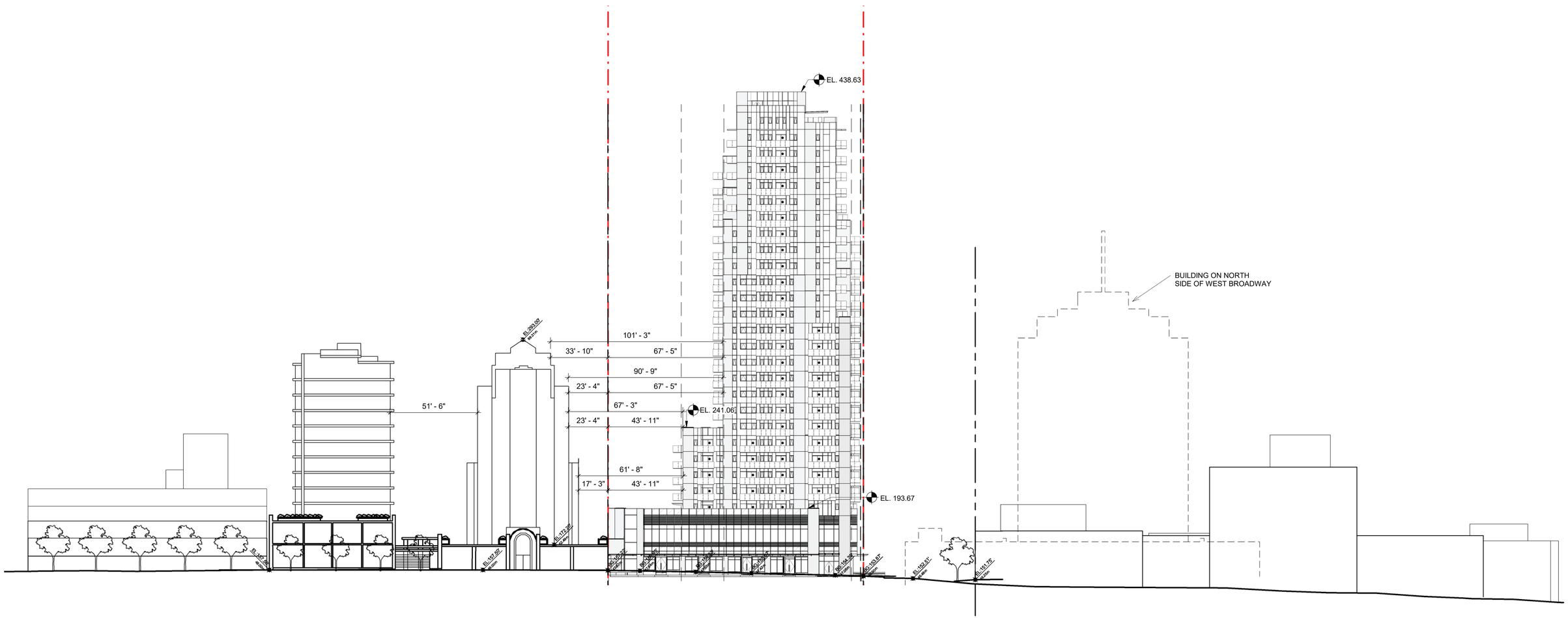
Elevations

WEST BROADWWAY STREETSCAPE



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2538 Birch Street, Vancouver, BC
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Elevations

BIRCH STREETSCAPE

WEST BROADWWAY STREETSCAPE

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2538 Birch Street, Vancouver, BC
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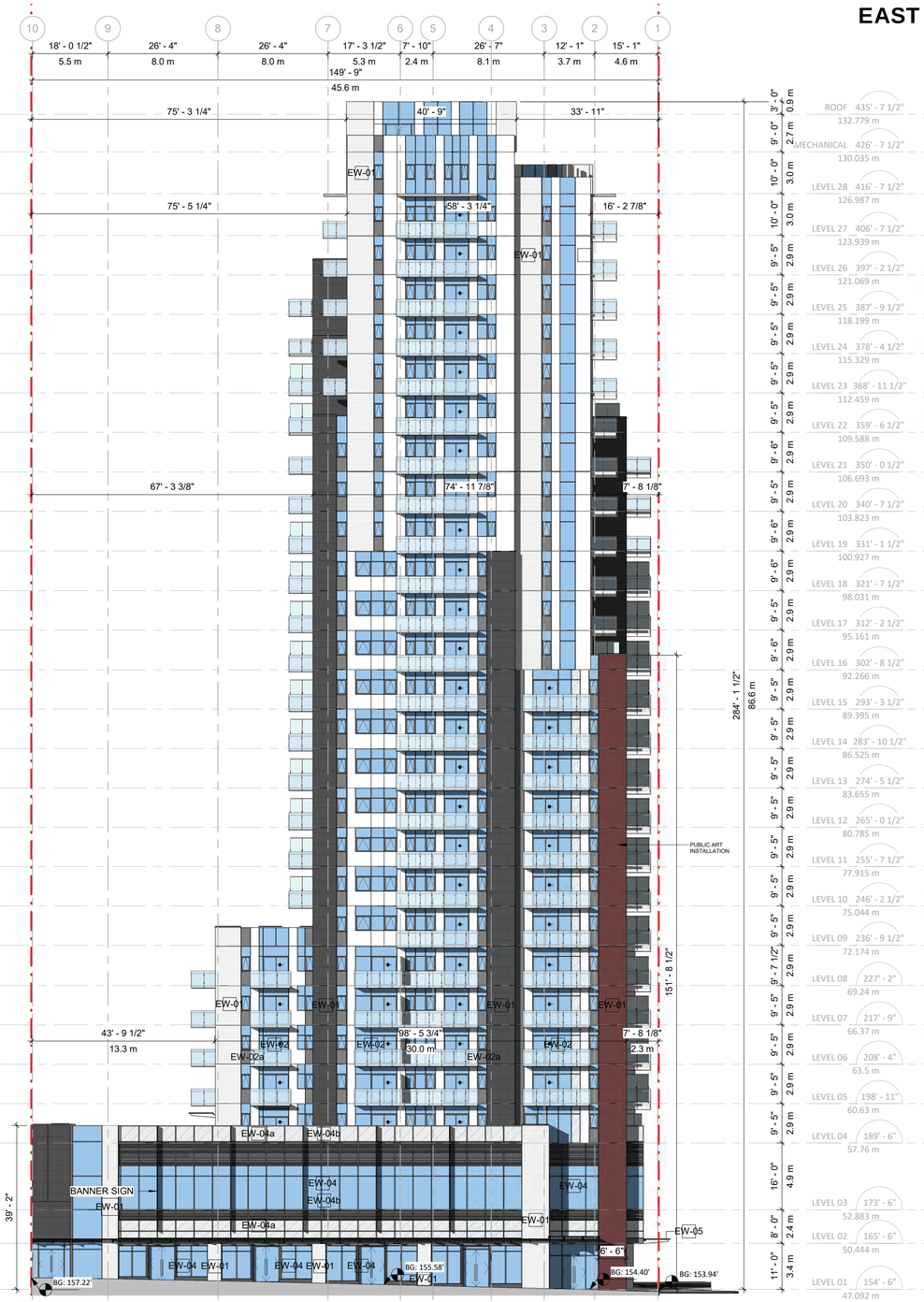
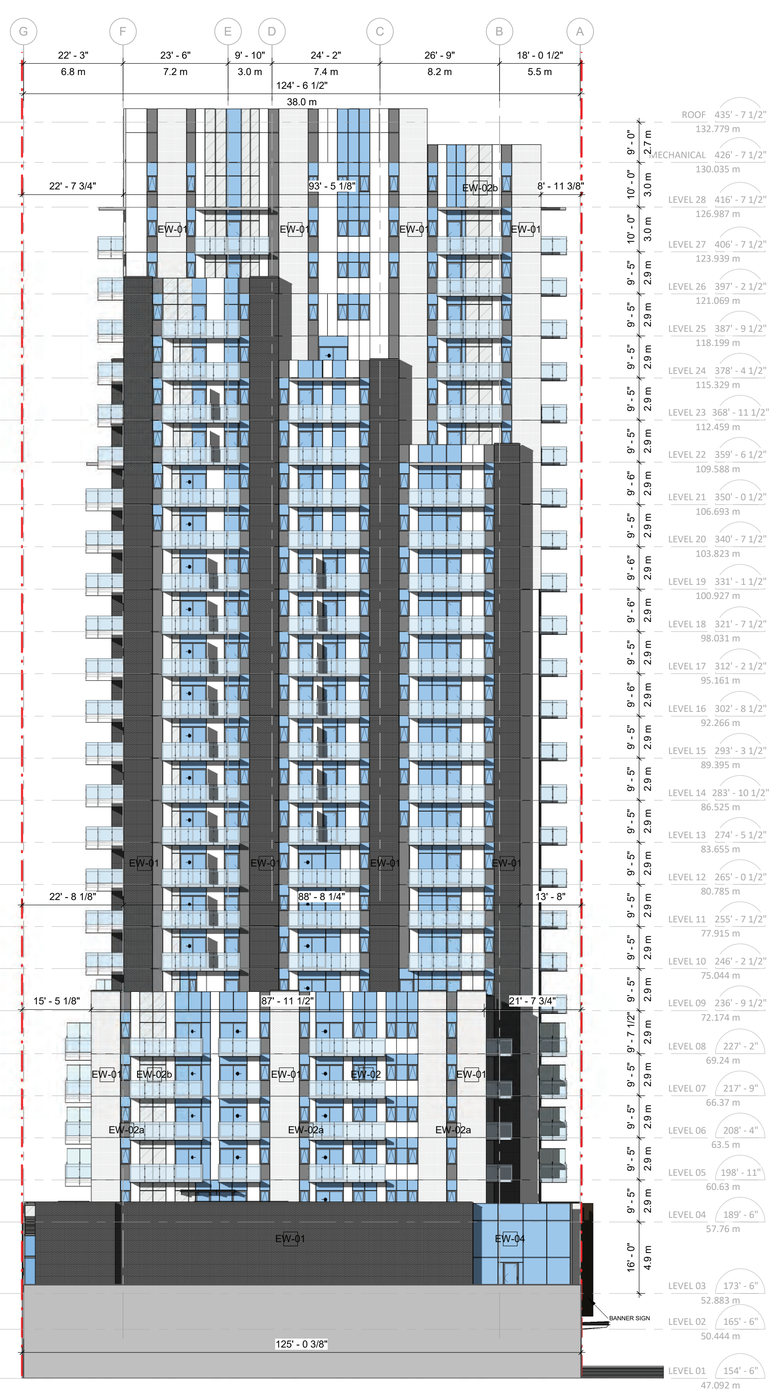
Elevations

EXTERIOR MATERIALS	
KEY	MATERIAL
EW-01	BRICK
EW-02	WINDOW WALL
EW-02a	METAL PANEL IN WINDOW WALL SYSTEM
EW-02b	SPANDREL IN WINDOW WALL SYSTEM
EW-03	GUARD RAIL (METAL AND GLASS)
EW-04	STOREFRONT WINDOW SYSTEM VISION
EW-04a	STOREFRONT WINDOW SYSTEM SPANDREL
EW-04b	MECHANICAL GRILLE
EW-05	CANOPY (METAL AND GLASS)
EW-06	PAINTED CONCRETE

NORTH



EAST



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2538 Birch Street, Vancouver, BC
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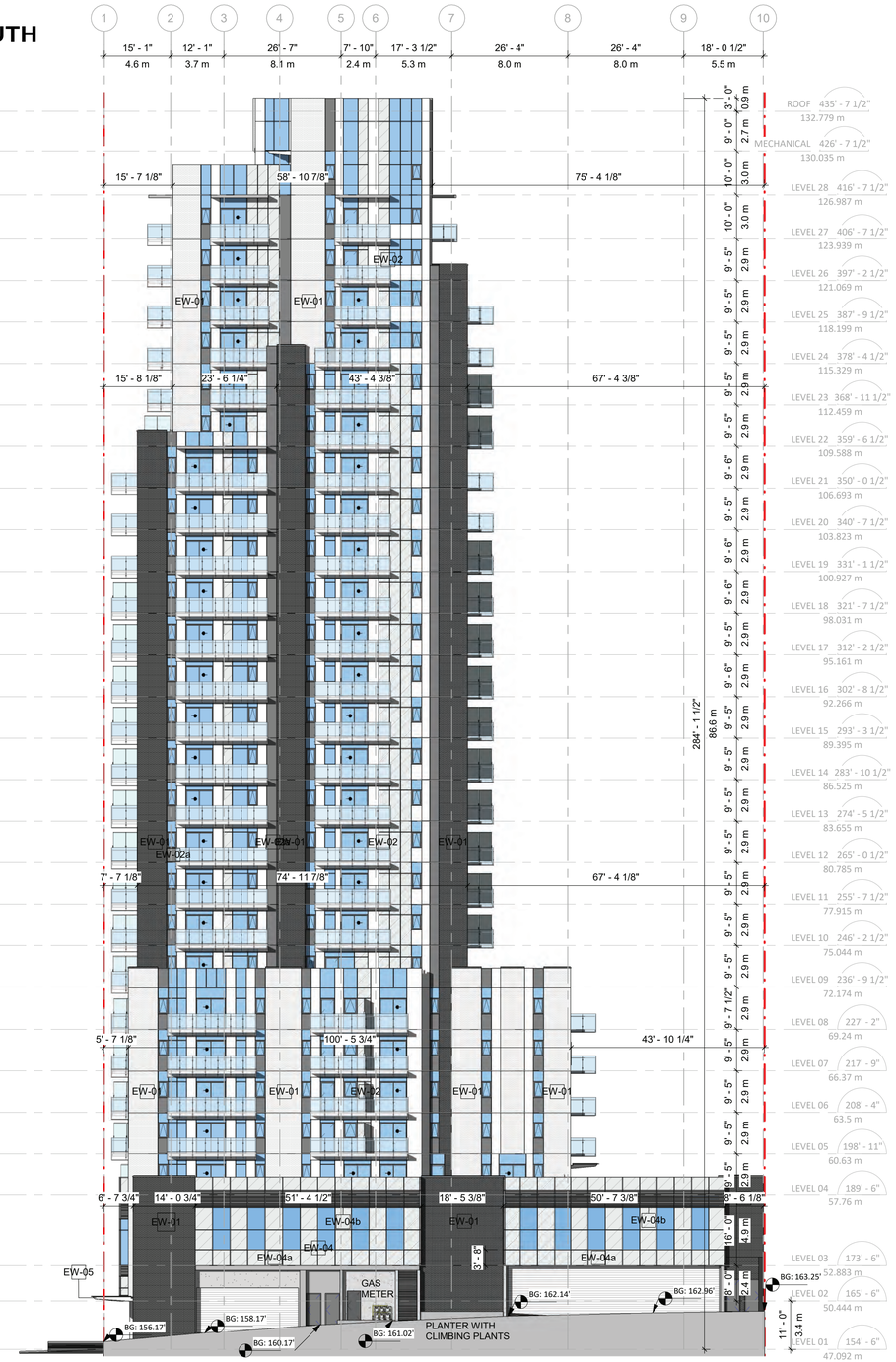
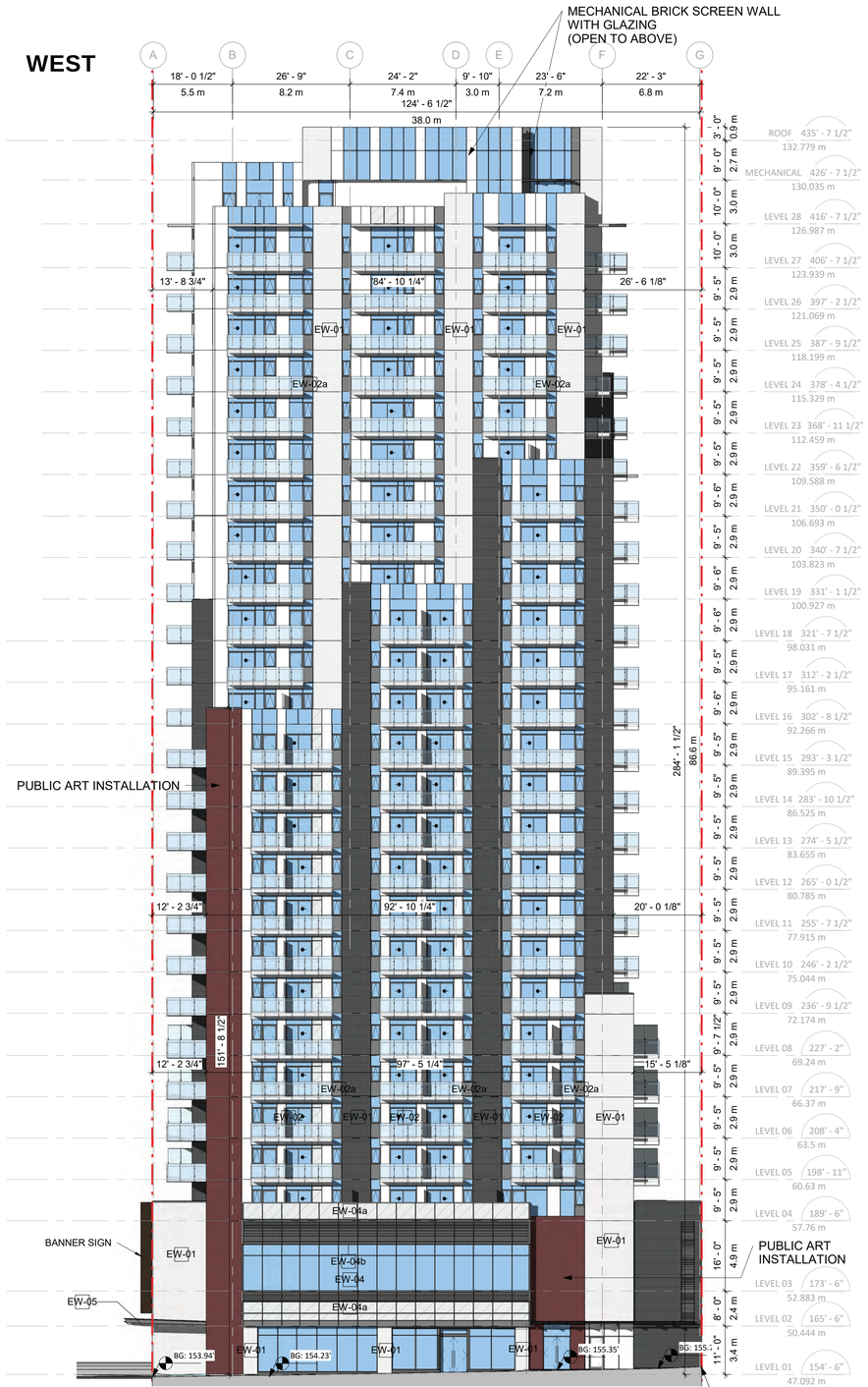
Elevations

SOUTH



1 South

WEST



2 West

EXTERIOR MATERIALS	
KEY	MATERIAL
EW-01	BRICK
EW-02	WINDOW WALL
EW-02a	METAL PANEL IN WINDOW WALL SYSTEM
EW-02b	SPANDREL IN WINDOW WALL SYSTEM
EW-03	GUARD RAIL (METAL AND GLASS)
EW-04	STOREFRONT WINDOW SYSTEM VISION
EW-04a	STOREFRONT WINDOW SYSTEM SPANDREL
EW-04b	MECHANICAL GRILLE
EW-05	CANOPY (METAL AND GLASS)
EW-06	PAINTED CONCRETE

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2538 Birch Street, Vancouver, BC
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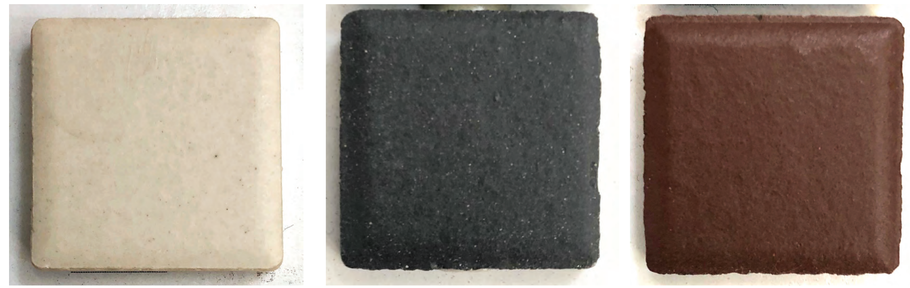
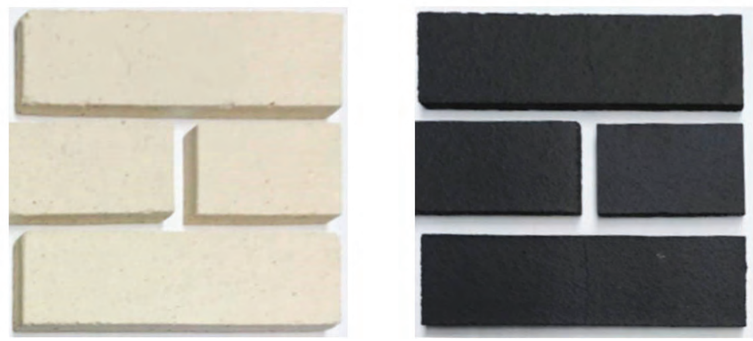
Materials

1. Mosaic tile in three colors (public art)



Beige Black Red

2. Brick in beige & black (to match the color of public art)



3. Metal panel in light grey

4. Spandrel glass

5. Window wall double glazing

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2538 Birch Street, Vancouver, BC
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Podium Streetscape

WEST BROADWAY STREET

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2538 Birch Street, Vancouver, BC
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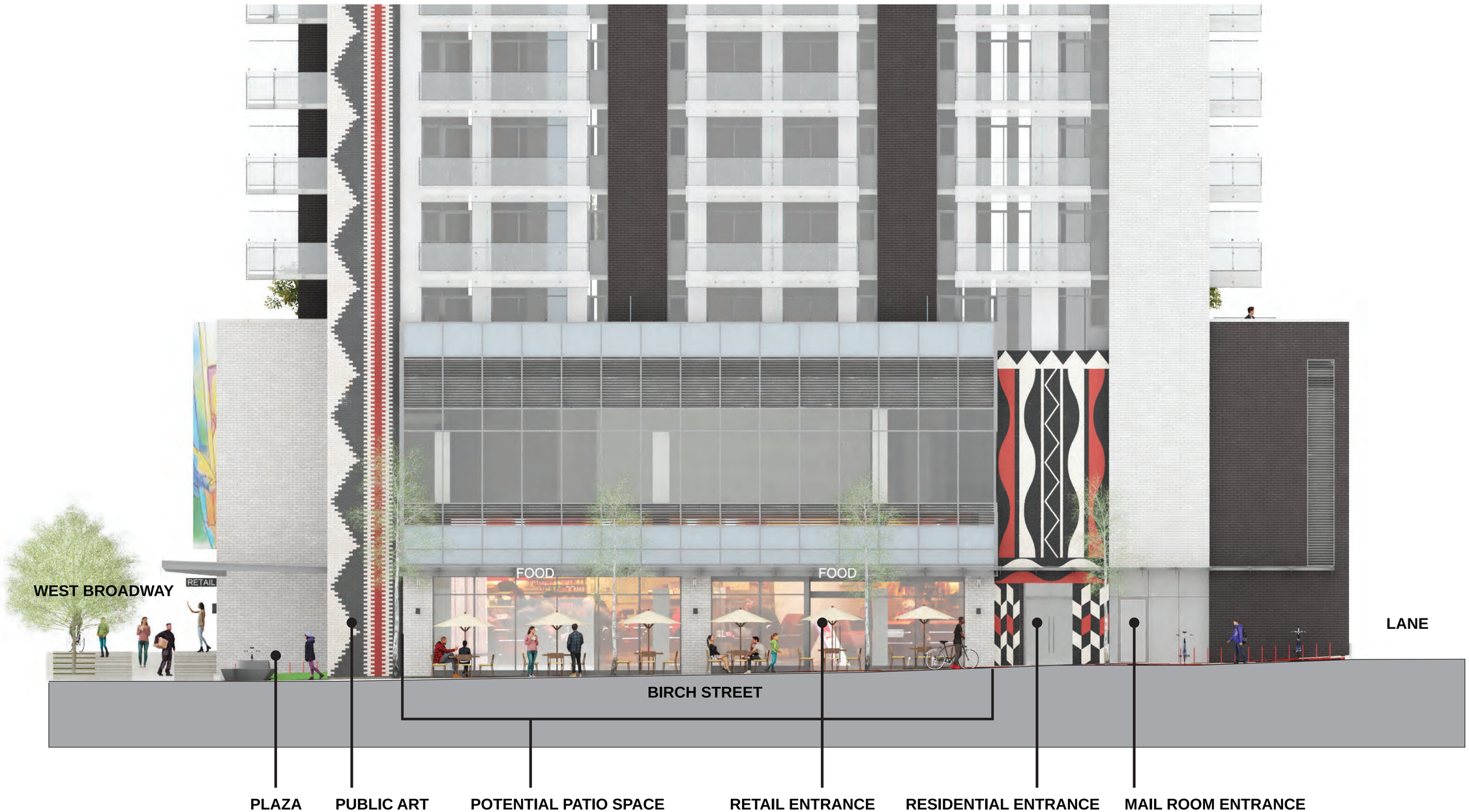
Podium Streetscape

BIRCH STREET



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2538 Birch Street, Vancouver, BC
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Podium Streetscape

LANE

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2538 Birch Street, Vancouver, BC
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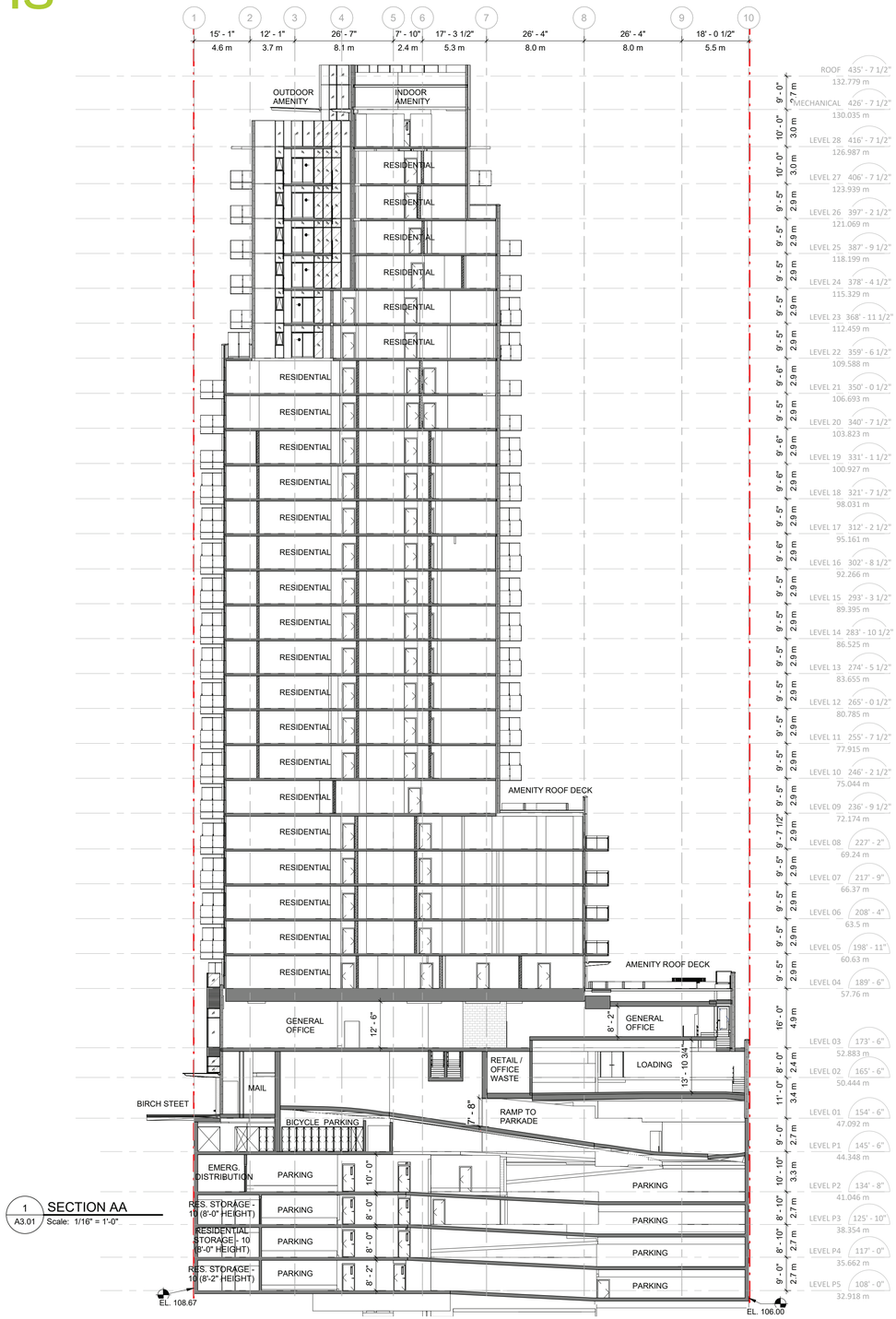
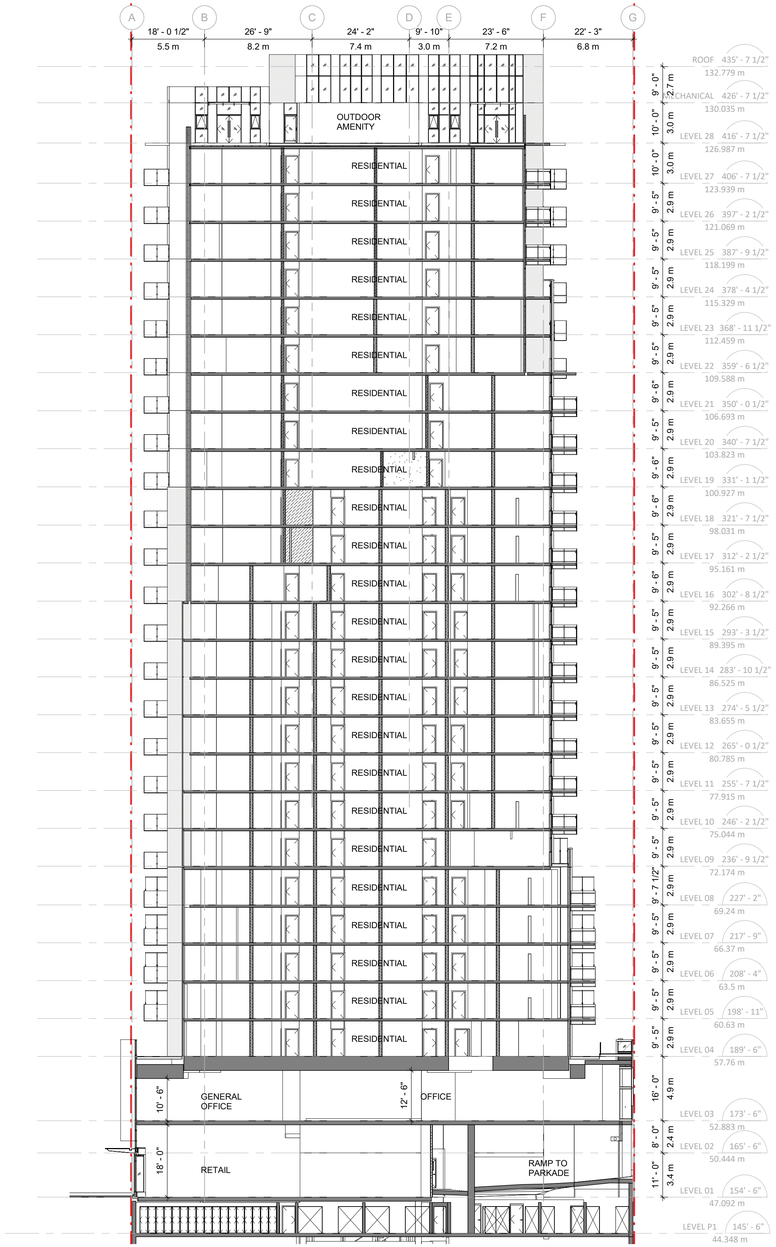
Sections



1 SECTION AA
A3.01 Scale: 1/16" = 1'-0"



2 SECTION CC
A3.01 Scale: 1/16" = 1'-0"

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2538 Birch Street, Vancouver, BC
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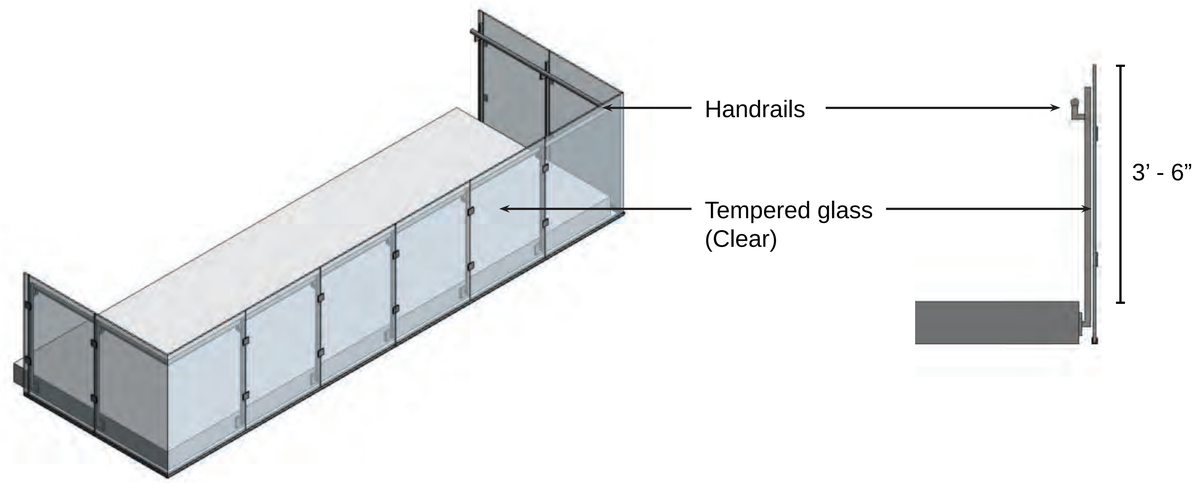
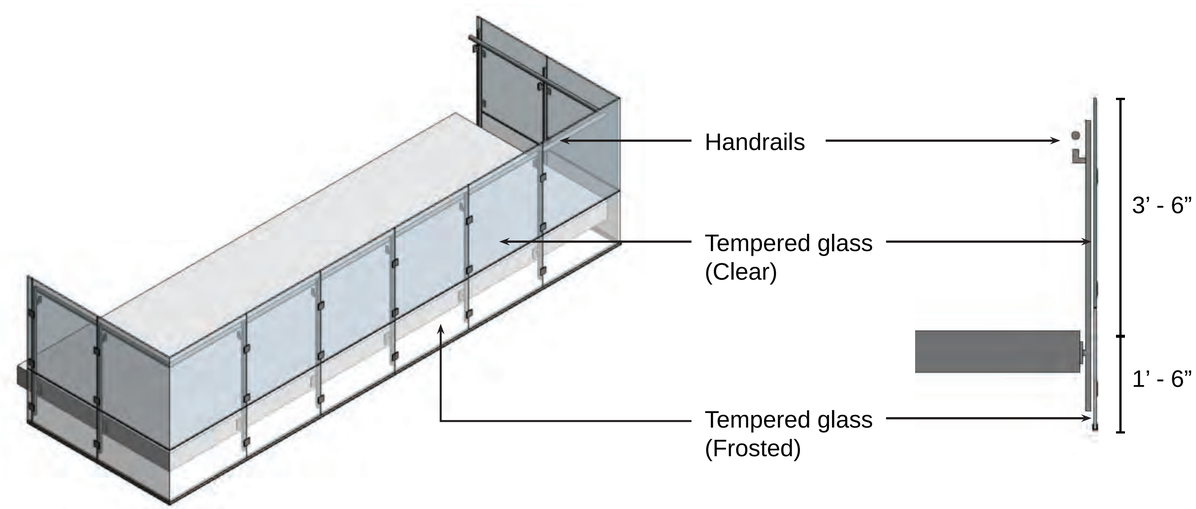
Balcony Guradrails

1. Balcony guardrails on north & east
: side mounted glass guardarils



2. Balcony guardrails on south & west side
: side mounted glass guardrails
extended down for more external shading



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